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**1989 Housing Element
of the
General Plan**

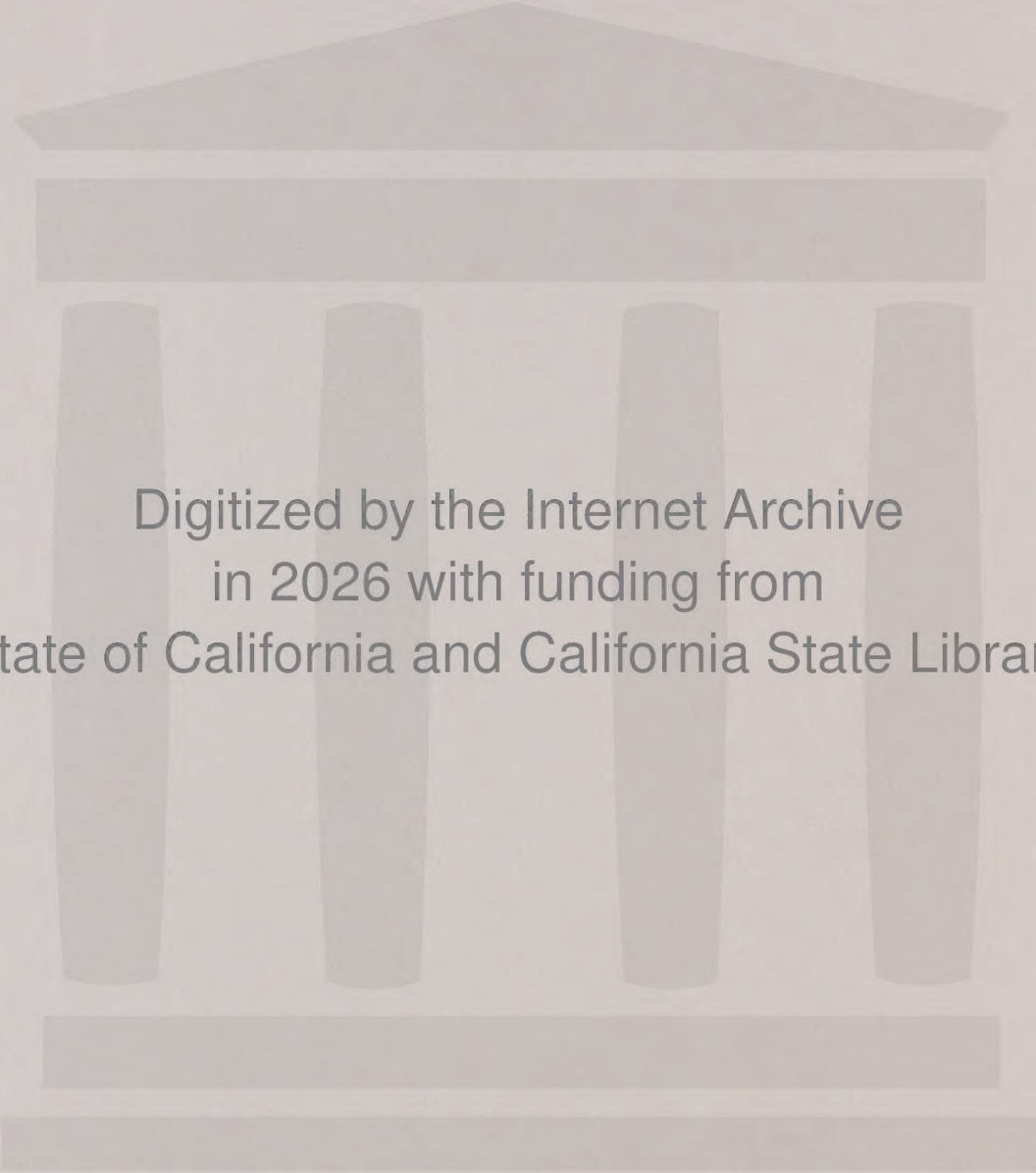
**City of
Culver City**

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1989 Housing Element of the General Plan

City of
Culver City

DECEMBER 17, 1990

CITY OF CULVER CITY

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Redevelopment Agency

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Michael Balkman	Councilmember	Vice-Chairman
James Boulgarides	Councilmember	Chairman
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Dorothy Harris	Vice Chairman
Robert Dunn	Commissioner
Stephen Schwartz	Commissioner
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Dale Jones	Chief Administrative Officer
Eleanor Egan	City Attorney
Joseph Pannone	Former City Attorney
Jody Hall-Esser	Community Development Director
Jay B. Cunningham	City Planner

Human Services and Park Commission - 1989

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INTRODUCTION

ASTOR LENOX TILDEN FOUNDATION
155 E. 42ND STREET, NEW YORK 17, N. Y.
BRANCHES: 475 W. 12TH STREET, NEW YORK 25, N. Y.
100 N. 4TH STREET, NEW YORK 17, N. Y.

INTRODUCTION

As mandated by State law, Culver City has an adopted General Plan which sets forth the goals, policies and objectives by which to guide the future development of the City. The General Plan contains various mandatory and optional elements. First adopted in 1961, the Culver City General Plan today consists of the following elements:

Elements which are mandatory:

- Creation
- Conservation
- Housing
- Land Use
- Noise
- Open Space, and
- Public Safety

Elements which are optional:

- Recreation
- Scenic, Highway, and
- Special District

The Housing Element sets forth the goals, policies and objectives by which to provide housing for all segments of the community. It was the third part of the City's General Plan in 1974. Subsequently, the Housing Element has been amended two times, with the most recent amendment adopted by the City Council on December 23, 1985, and certified by the State Department of Housing and Community Development (SDHCD) on October 15, 1987.

LOCAL SETTING

As shown on Figure 1, the City of Culver City is located in the western coastal region of Los Angeles County and is adjacent to the Santa Monica (10), San Diego (150) and Irvine (15) freeways and near Los Angeles International Airport. Incorporated in 1917, the City's population growth occurred mostly in the 1940's and 1950's. That is when many single-family neighborhoods or predominantly one-story duplex homes were built. Growth since that time has largely been met by high development on existing vacant sites and intensification or redevelopment in neighborhoods planned for multifamily development. Figure 2 shows the City's boundaries and surrounding communities.

I. INTRODUCTION

INTRODUCTION

INTRODUCTION

As required by State law, Culver City has an adopted General Plan which sets forth the goals, policies and objectives by which to guide the future development of the City. The General Plan contains various mandatory and optional elements. First adopted in 1961, the Culver City General Plan today consists of the following elements:

Elements which are mandatory:

- Circulation;
- Conservation;
- Housing;
- Land Use;
- Noise;
- Open Space; and
- Public Safety.

Elements which are optional:

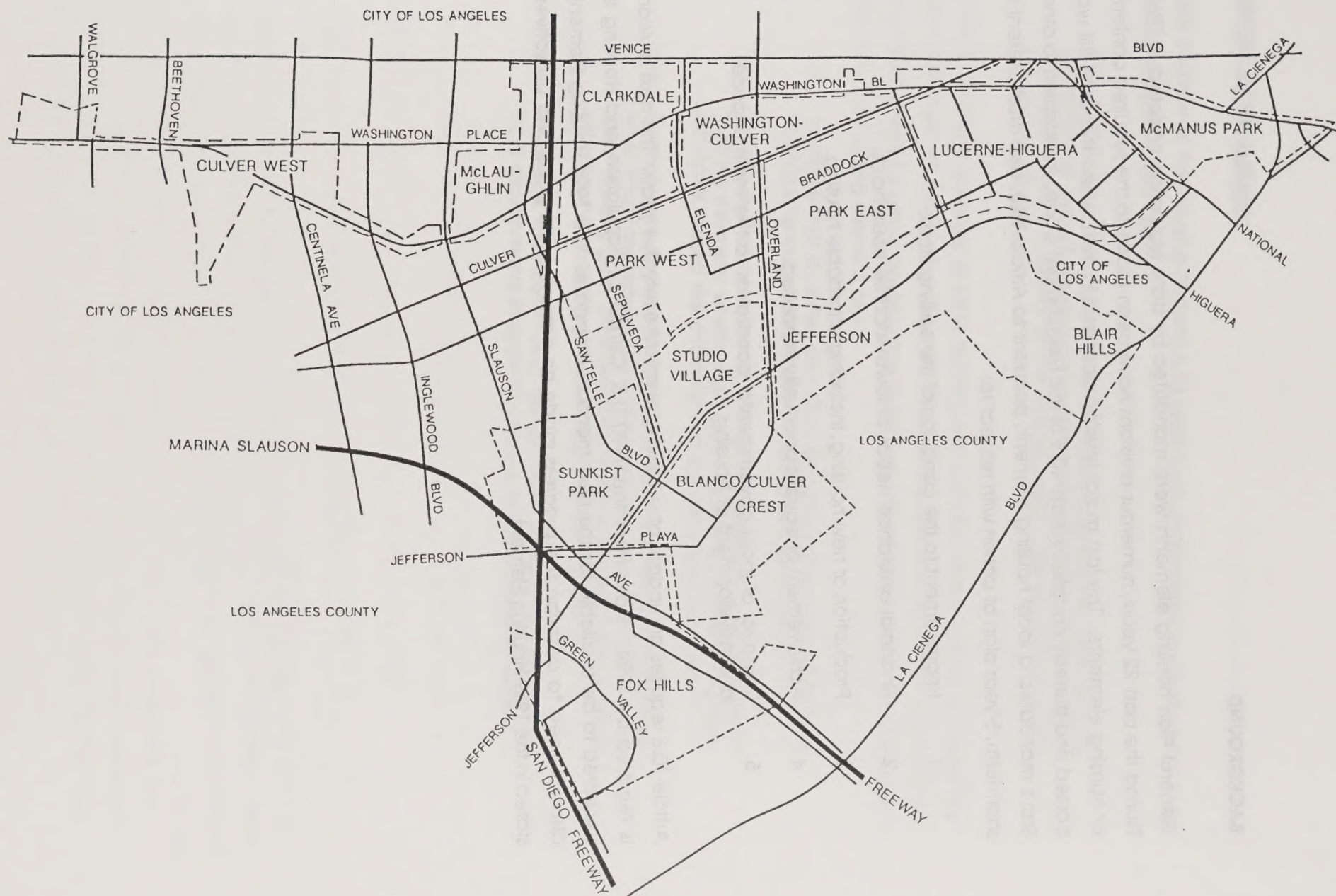
- Recreation;
- Scenic Highway; and
- Seismic Safety.

The Housing Element sets forth the goals, policies and objectives by which to provide housing for all segments of the community. It was first made part of the City's General Plan in 1973. Subsequently, the Housing Element has been amended two times, with the most recent amendment adopted by the City Council on December 22, 1986, and certified by the State Department of Housing and Community Development (D/HCD) on October 15, 1987.

LOCAL SETTING

As shown on Figure 1, the City of Culver City is located in the western coastal region of Los Angeles County and is adjacent to the Santa Monica (10), San Diego (405), and Marina (90) freeways and near Los Angeles International Airport. Incorporated in 1917, the City's population growth occurred mostly in the 1940's and 1950's. That is when many single-family neighborhoods of predominantly one-story stucco homes were built. Growth since that time has largely been met by infill development on scattered vacant sites and intensification of residential uses in neighborhoods planned for multi-family development. Figure 2 shows the City's boundaries in relation to surrounding communities.





Planning Units
CULVER CITY

BACKGROUND

General Plan housing elements were mandated by state legislation enacted in 1967. During the past 22 years, numerous revisions have been made to the required contents of housing elements. The last major revision occurred in 1981 when the Roos Bill was passed and thereby enacted Article 10.6 of the Government Code. In addition to other State mandates, a local housing element, pursuant to Article 10.6, also must present a short-term, 5-year plan of action with respect to:

1. Improvement to the condition of the existing stock.
2. Financial assistance needs of lower-income households.
3. Production of new housing, including affordable housing.
4. Achievement of equal opportunity in housing.
5. Removal of local governmental constraints to the maintenance and development of housing.

Article 10.6 requires an update of a housing element every five years. The next revision is required by 1994. Data from the 1990 U.S. Census of Population and Housing is expected to be available for the next mandated update. The 1994 Housing Element also will need to describe the progress made on achieving the goals and objectives stated in the 1989 Housing Element.

PURPOSE OF THE ELEMENT

A key purpose of the Housing Element is to assist local government in meeting the state housing goal as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65581 of the Government Code)

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 of the Government Code contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the housing element law:

- *(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.
- *(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal."
- *(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."
- *(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs."

ORGANIZATION OF THE ELEMENT

The Housing Element is organized according to the major needs that must be addressed by localities, as defined by State legislation. Article 10.6 of the Government Code states that housing elements must: include an analysis of the condition of existing housing and indicate the number of units that can be rehabilitated over a five-year period; include an analysis of level of housing payment compared to ability-to-pay and indicate actions directed at meeting the needs of lower-income households that are overpaying and special needs households; discuss projections of housing needs and provide adequate housing sites; and promote housing opportunities for all persons. These requirements are satisfied in four sections of the Housing Element, as follows:

1. Condition of the Existing Housing Stock (Discussed in Section III);
2. Existing Housing Needs of Current Residents (Discussed in Section IV);
3. Projected Housing Needs to Accommodate Future Growth (Discussed in Section V); and
4. Equal Housing Opportunity (Discussed in Section VI).

Information for each of the sections listed above is presented in four categories, as follows:

1. An Assessment of Need;
2. An Inventory of Resources and Constraints (including governmental and market constraints);
3. A Statement of Goals, Objectives and Policies; and
4. A Description of Implementation Policies and Activities.

In Section VII, a five-year housing program, as required by State law, is described. That section describes activity and program actions, such as the Neighborhood Preservation Program and Section 8 rental assistance program, and the needs they address.

CITIZEN PARTICIPATION

According to Article 10.6, local housing elements should be prepared with the participation of all economic segments of the community. The preparation of the 1989 Housing Element included the following citizen participation activities:

1. Citizen involvement in connection with the preparation of the goals, objectives and programs of the Community Development Block Grant (CDBG) Program and Housing Assistance Plan.
2. Citizen participation in the development of the goals, policies and objectives of the 1986 Housing Element.
3. Study Session open to the public on the Intent and purpose of a housing element with the Human Services and Parks Commission, Planning Commission and City Council.
4. One public information meeting conducted by the Human Services and Parks Commission on the draft Housing Element to gather input on goals, policies and objectives. Testimony from the public was received by the Commission on the needs of first-time buyers, female heads of households, physically handicapped and developmentally disabled.
5. Two public hearings with the Planning Commission were held. The hearings considered in detail the draft Housing Element and attention was given to the qualitative objectives for new construction.
6. One public hearing was held with the City Council. Several issues were addressed with the focus on goals, policies and implementation activities relating to special needs of the population in need of group homes.

DEFINITIONS OF TERMS

Several terms are used throughout the 1989 Housing Element which have unique meanings ascribed by California planning law. Before the body of the Housing Element is presented, definitions of key terms are provided in the next few pages to facilitate the understanding of terms used in various sections of the element.

Condition of Housing -- Culver City's Housing Element, pursuant to the requirements of Article 10.6, includes an analysis of the physical condition of housing for purposes of identifying improvement needs. Seven categories of housing needs were identified by a citywide survey of physical exterior conditions as of April - May 1989:

1. No exterior repairs required;
2. Minor repairs -- paint or fix-up items only;
3. Moderate rehabilitation -- multiple minor fix-up items;
4. Moderate rehabilitation -- new roof needed;
5. Moderate rehabilitation -- new roof needed + other minor repairs;
6. Major rehabilitation -- several minor and moderate level repairs needed; and
7. Replacement -- major structural repairs.

Existing Housing Assistance Needs (Overpaying) -- These needs pertain to Culver City's current residents that are paying more on housing costs than they can reasonably afford, given other life necessities such as food, transportation, health care, child care, insurance and other requirements. The problem of overpaying is often cited as the indicator of housing assistance needs since financial assistance is necessary to reduce costs to a reasonable level. The extent of overpaying is estimated by the number of very low and low income households that are spending 30% or more of their income on housing costs. Using the 1989 HUD income limits for Los Angeles County and the 30% standard, the following housing costs are the overpaying thresholds:

<u>Income Group</u>	<u>Annual Income Limit</u>	<u>30% of Monthly Income</u>
Very Low	\$19,950	\$499
Low	\$30,400	\$760

Goals and Objectives -- Goals are statements describing the desired conditions that should exist in the housing environment. Objectives are numerical targets to try to achieve in a five-year time period; they must be stated for the rehabilitation, conservation and development of housing. Objectives may not be possible or appropriate for certain housing needs identified in the Housing Element and, therefore, have not, in some cases, been included.

Household and Family -- A household is all the persons who occupy a housing unit. A household may consist of one person, unrelated individuals or a "family". A "family" is a household consisting of persons related by blood, or marriage, or a single bonafide housekeeping unit.

Housing Production Needs -- These needs refer to new construction needed during a five-year period for all income groups to:

1. Accommodate new households (growth);
2. Replace demolitions and other losses in the housing inventory; and
3. Achieve a vacancy rate that will allow the housing market to operate efficiently and provide mobility opportunities.

Implementation Policies and Activities -- These statements, contained in Sections III through VI, serve to convey how the City intends to further the achievement of stated goals and objectives. The policies are statements indicating the process and procedures the City employs to attain goals and objectives which address housing needs. The activities are specific actions which the City undertakes to meet local housing needs within the context of the state housing law.

Income -- State law requires that housing needs be calculated for four income groups, which are defined in reference to the median household income for the entire Los Angeles County area. The median household incomes are computed and published annually by the U.S. Department of Housing and Community Development; in February 1989 the median household income for a four-person household residing in Los Angeles County was \$38,000. The four income groups are defined as follows:

<u>Income Group</u>	<u>Percent of Median Household Income</u>	<u>Annual Income Limits</u>
Very Low	Less than 50%	Less than \$19,950
Low	50% - 80%	\$19,950 - \$30,400
Moderate	81% - 120%	\$30,400 - \$45,600
Above Moderate	121% and above	\$45,600 and above

Additional information on income limits is found in Tables 13 and 14.

Overcrowding -- Overcrowding refers to households living in housing units that lack sufficient space to meet basic needs of daily living. The prevalence of overcrowding conditions is measured by the ratio of persons to rooms in a housing unit (excluding bathrooms and kitchens). When the ratio of persons to rooms exceeds 1.01 persons per room, overcrowding is considered to exist.

Southern California Association of Governments (SCAG) – Section 65583 (a)(1) of the Government Code requires as a part of the local housing elements " . . . a quantification of the locality's existing and projected housing needs for all income levels." Section 65584 of the Government Code states " . . . that each council of governments shall determine the existing and projected housing need for its region." Furthermore, " . . . each locality's share shall be determined by the appropriate council of governments" In the case of Culver City, the appropriate council of governments is the Southern California Association of Governments. The Office of the Attorney General (Opinion No. 87-206, September 29, 1987) stated: " . . . we conclude that the determination of a locality's share of regional housing needs by a council of governments must include both the existing and projected housing needs of the locality." Thus, SCAG is responsible, under the provisions of California law, to quantify existing and projected housing needs for all cities and county unincorporated areas in the six county region comprised of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. Moreover, the City of Culver City, as other jurisdictions, must incorporate these estimated and projected needs in the Housing Element.

As stated in SCAG's 1988 Regional Housing Needs Assessment (RHNA):

"The State Housing Law requires SCAG to identify both Existing and Future Housing Needs every 5 years. The 1988 Regional Housing Needs Assessment identifies each jurisdictions' Existing Housing Need, as of January 1, 1988, and Future Housing Need for the July 1, 1989 to July 1, 1994 period. SCAG is doing this in compliance with the mandate of the State Housing Law. Each city and each county (unincorporated area) will then use these regional need numbers, identified for it in the RHNA, as a basis for the identification of housing needs in the 1989 Housing Element of its General Plan."

The definitions of existing and future need, as provided by SCAG, are quoted below:

"Existing Need in the 1988 RHNA is defined as the number of lower income households paying more than 30% of their income for housing."

"Future Need in the 1988 Assessment is also dealt with in a way similar to the current RHAM.* It is defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households by July 1, 1994, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an 'ideal' vacancy rate."

* RHAM is the Regional Housing Allocation Model used during the 1983-88 time period.

PROGRESS REPORT

Pursuant to State law, the 1986 Housing Element contained a consolidated statement of goals, objectives and policies. This part of the Introduction is devoted to a brief overview of the progress made since late 1986 on implementation of the goals, objectives and policies. The progress report provides a framework for revision and refinement of the City's housing plan and program.

Housing Goals and Objectives (1986 Housing Element)

- Coordinate the plans, programs and policies of all City departments in order to create a planned, orderly and citywide residential development program adequately and efficiently served by a balanced system of transportation, community facilities and public services sensitive to the environmental, social and economic characteristics of the community.
- Provide for a residential lifestyle which is environmentally sound, aesthetically pleasing and which places a high priority on quality development.
- Assist public and private developers and lending institutions to seek alternative forms of financing low and middle income housing.
- Continue to monitor federal and state housing programs for their applicability to Culver City, and to implement all programs which are consistent with this element and feasible in Culver City.
- Provide a balanced distribution of any and all new lower income housing production throughout the City in order to eliminate the potential of creating areas of high concentrations of any one type of household income range.
- Monitor the accomplishments of housing programs in maintaining and improving housing quality and availability in the City.
- Construction of between 350 and 630 units in the City by 1991. These units are projected to be broken down by affordability as follows:
 - Up to 10% affordable to very low income households;
 - Up to 10% affordable to low income households;
 - Up to 30% affordable to moderate income households;
 - Up to 50% affordable to middle and upper income households.
- Promote the construction of energy-efficient housing.

Between 1987 and the first-half of 1989, 138 new housing units were built. The distribution of these dwellings by residential zone is listed below:

	<u>Residential Zone</u>	<u>Number of Housing Units</u>	<u>Expected 1991</u>
1.	Low Density Single-Family (R-1, R-1A, R-1Z)	14	30 - 50
2.	Low Density Two-Family (R-2)	6	10 - 15
3.	Low Density Multi-Family (R-3, R-3A)	12	10 - 15
4.	Medium Density Multiple Family (R-4)	---	200 - 250
5.	Planned District (PD)	106	100 - 300
	TOTAL:	138	350 - 630

EXHIBIT 1
CITY OF CULVER CITY
PREVIOUS HOUSING PROGRAM: PROGRESS REPORT

<u>Program</u>	<u>Description</u>	<u>Projected July 1986 to June 1991</u>	<u>Achieved July 1986 to July 1989</u>
Section 8 Rental Assist.	Rent subsidies for families, the elderly and the handicapped.	100	86
Density Bonus:			
• Family	City staff is continuously investigating opportunities upon sites scattered citywide.	50	11
• Senior Citizen/ Handicapped	City staff is continuously investigating opportunities upon sites scattered citywide.	50	Liberty Site
Landlord Tenant Mediation Board	Resolution of rent mediation cases.	100	51
Neighborhood Preservation:			
• Multi-Family	Residential rehabilitation of rental units.	10	38
• Single Family	Residential rehabilitation of owner-occupied units.	150	164
New/Infill Housing Dev.	Units to be located at Cattaraugus Ave. (3) and Jackson Ave. (9) sites plus additional sites as they become available.	18	9
Barrier Free Housing Rehabilitation	HUD regulations rendered program infeasible until 1983-84.	6	5
Energy Conservation	Energy Element expected 1987-88.	On-going	Included in 1989-94 Program
Mobile Homes in R-1 Zone	Development standards as R-1.	On-going	On-going
One-Stop Permit Processing	Location of building and safety engineering and planning divisions public counters in one area for public convenience.	On-going	On-going
R-1 and R-2 Develop- ment Standards Revisions	Revision in effect.	On-going	On-going
Condominium Con- version Regulations	Ordinance adoption expected 1987-88.	Adopt Ordinance	Under Study
Section 312	Program no longer funded by the Federal Government.	None	-0-

The Progress Report provides information useful to formulation of goals, objectives, policies and programs for the updated Housing Element. From a quantitative standpoint, the City has made substantial progress on implementation of the previous element's housing programs. Prior programs not fully implemented remain included in the 1989-1994 Housing Program.

Although the basic framework of the previous element has been retained, the updated Housing Element refines, revises, and adds goals, objectives, policies and programs. All of the previous element's statements in these areas have been reorganized according to four topics:

- Housing Stock Condition
- Housing Assistance
- Housing Production
- Equal Housing Opportunity

In each instance, the goal statements have been rewritten for clarity. The objectives have been re-stated in numerical terms, not as percentages. Implementation policies and activities have been organized as current and future. The major additions made to the updated Housing Element in light of the review of the previous Housing Element are listed below:

1. A new needs assessment and the establishment of goals, objectives, policies and programs for first time home buyers.
2. Goals, objectives, policies and programs are stated with respect to the needs of special needs groups such as group homes users.
3. Statements of the City's policies and action programs for addressing the needs of homeless persons and families.
4. New construction objectives are stated as numerical targets rather than as percentages.
5. Implementation of a mobilehome park grant/loan program to assist residents to acquire the park.
6. Financial assistance to non-profit organizations for establishment/development of up to five group homes for populations with special housing needs.

Appendix

Appendix A: The Housing Survey - Summary of Findings - Data Tables

1. Section A - Introduction
2. Section B - Housing
3. Section C - Housing Needs Assessment
4. Section D - Housing Needs Assessment
5. Section E - Housing Needs Assessment
6. Section F - Housing Needs Assessment
7. Section G - Housing Needs Assessment
8. Section H - Housing Needs Assessment

Appendix B: Summary of Findings - Housing Needs Assessment - Data Tables

1. Section A - Introduction
2. Section B - Housing
3. Section C - Housing Needs Assessment
4. Section D - Housing Needs Assessment
5. Section E - Housing Needs Assessment
6. Section F - Housing Needs Assessment
7. Section G - Housing Needs Assessment
8. Section H - Housing Needs Assessment

Appendix C: Summary of Findings - Housing Needs Assessment - Data Tables

Table

Table A: Summary of Findings - Housing Needs Assessment - Data Tables

Table B: Summary of Findings - Housing Needs Assessment - Data Tables

Table C: Summary of Findings - Housing Needs Assessment - Data Tables

Table D: Summary of Findings - Housing Needs Assessment - Data Tables

Table E: Summary of Findings - Housing Needs Assessment - Data Tables

Table F: Summary of Findings - Housing Needs Assessment - Data Tables

Table G: Summary of Findings - Housing Needs Assessment - Data Tables

Table H: Summary of Findings - Housing Needs Assessment - Data Tables

Table A: Summary of Findings - Housing Needs Assessment - Data Tables

The findings and conclusions presented in this report are primarily the result of the availability of funding, appropriateness of City participation in state and federal housing programs, and continuation of current effective policies and programs. Most of the City's financial resources to continue to meeting housing improvement needs may be derived from Redevelopment Agency funds and Federal Community Development Block Grants.

II. SUMMARY

II.
SUMMARY

OVERVIEW

Information in the Housing Element is presented according to eight sections:

1. Section I -- Introduction
2. Section II -- Summary
3. Section III -- Housing Stock Condition
4. Section IV -- Housing Assistance Needs
5. Section V -- Housing Production Needs
6. Section VI -- Equal Housing Opportunity
7. Section VII -- 5-Year Housing Program
8. Section VIII -- Internal Consistency

A four part summary is provided below of Sections III through VI, as follows:

1. A brief quantitative description of housing needs.
2. An overview of resources and constraints pertinent to each housing need.
3. A listing of goals and objectives.
4. A general description of policies and actions to be implemented in the next five years (1989-1994).

HOUSING STOCK CONDITION

Needs

There are an estimated 626 housing units needing physical improvements, according to a housing condition survey conducted in several neighborhoods during April-May 1989. This number represents 13.3% of the dwellings in the surveyed neighborhoods and 3.6% of the City's entire stock.

Resources and Constraints

The resources and constraints pertinent to these needs relate primarily to the availability of financing, appropriateness of City participation in state and federal housing programs, and continuation of current effective policies and programs. Most of the City's financial resources to contribute to meeting housing improvement needs may be derived from Redevelopment Agency funds and Federal Community Development Block Grants.

Goals and Objectives

Goals

1. Maintain a housing stock free of conditions posing a health or safety hazard.
2. Maintain quality neighborhood living environments throughout the entire City.
3. Preserve affordable housing, particularly rental, mobilehome and density bonus housing.

Objectives

1. Participate in the improvement, repair and rehabilitation of 250 housing units during the next five years.
2. Conserve the stock of 288 affordable housing units in Section 8 rental assisted units in a safe, decent and sanitary condition and 118 mobile home dwelling units.

Current Implementation Policies and Activities

1. Participate in programs to preserve the existing housing stock in good condition; repair those units which can be economically rehabilitated; and correct those neighborhood conditions which cause blight and deterioration, including the rehabilitation of deteriorated physical improvements.
2. Continue to utilize Redevelopment Agency resources to assist the financing of home improvements.
3. Continue to allocate a portion of CDBG funds to the financing of housing stock improvements in the City's neighborhoods.
4. Retain the Section 8 rental assistance program as an effective means to conserve existing affordable housing and to apply for additional funding from the Federal Department of Housing and Urban Development (HUD) to support very low income households.
5. Use the City's code enforcement to conserve and improve the City's housing stock.
6. Continue the practice of applying flexible approaches to the remodeling and expansion of existing one and two-family units to accommodate the needs of current residents.
7. Preserve existing affordable housing units through physical relocation.

8. Continue Implementation of "continued affordability" regulations with density bonus units.
9. Continue Implementation of the Neighborhood Preservation Program which offers financial incentives and technical assistance to encourage and facilitate home improvements.

Future Implementation Policies and Activities

1. Evaluate on a continuous basis additional means of meeting the City's housing conservation, maintenance and improvement goals.
2. Prepare a condominium conversion ordinance to regulate change from existing multiple family rental units to ownership units.

HOUSING ASSISTANCE

Needs

Housing assistance needs are estimated on the basis of the lower income households who are paying more for housing than they can afford. Because there are presently no programs which reduce the mortgage payments of existing owners, the estimate of need, in effect, pertains to renter households. SCAG has estimated that within the City there are approximately 2,208 lower income renter households in Culver City who are spending 30% or more of their income on housing costs. This number equals 12% of all the City's households.

Resources and Constraints

The Housing Element's goals and objectives are based on the potential availability and use by the City of the following resources:

1. Federal Section 8 rental housing assistance payments.
2. Redevelopment Agency financial resources.
3. Federal and State housing program resources as they may be available and appropriate.

Goals and Objectives

Goals

1. Contribute to a housing market that minimizes the extent of over-payment by the City's lower income households.
2. Provide affordable housing opportunities for both owner and renter households.
3. Promote a barrier-free housing environment sensitive to the City's handicapped population.

Objectives

1. Assist financially through the Section 8 program 100 very low, income households so that housing costs are affordable. The economic segments to be assisted include: elderly/senior citizen households; small family households; large family households; and handicapped/disabled households.
2. Assist in the rehabilitation of 15 housing units designed to accommodate the special needs of handicapped households, especially those in wheelchairs.
3. Assist in the creation or development of up to five group homes in the next five years (1989 to 1994).

Current Implementation Policies and Activities

1. Continue to utilize the resources of the Federal Section 8 housing program to meet the financial assistance needs of the City's very low income households.
2. Continue the services of the Landlord Tenant Mediation Board as a means of preserving affordable rental housing .
3. Continue monitoring and evaluating state housing programs to determine the application of such programs in meeting Culver City's housing needs.
4. Continue to assist homeless persons and families through referral to existing temporary shelter facilities within the surrounding Westside Area.
5. Continue to coordinate with existing cold weather shelter and voucher programs that provide assistance to homeless persons and families.
6. Continue to provide one-time food vouchers on an emergency basis through the Human Services Department.

Future Implementation Policies and Activities

1. Consider creating a new program that could build a Redevelopment Agency financial reserve to supplement and/or replace the Section 8 program in the event the federal government discontinues the program when existing contracts expire or are not renewed.
2. Consider creating a new program, financed through Redevelopment Agency or other resources, which would provide temporary emergency rental assistance for households who are homeless or about to become homeless.
3. Consider creating a new program (presently in the planning stages) which would offer low and moderate income first-time home buyers financial assistance in the purchase of their homes.
4. Respond to special housing population and group home requests for assistance by researching appropriate needs data and developing future goals, policies and programs in order to partially meet special population and group home needs.
5. Assist existing and future non-profit organizations in the development of housing addressing special needs pursuant to policy guidelines adopted by the City Council.

HOUSING PRODUCTION

Needs

Housing production needs refer to the number of new housing units that should be constructed in Culver City over the next five years (1989-1994). Pursuant to Article 10.6 of the Government Code, these needs were projected by SCAG for all cities in the region in a Regional Housing Needs Assessment (RHNA). During this time period, SCAG first projected that there is a need for 1,313 dwelling units to be constructed in the City during this planning period. SCAG later revised its projections to achieve the ideal vacancy rate of 3% in housing stock over a 10-year period rather than 5 years, and reduced the RHNA to 1,066 dwelling units.

Resources and Constraints

About 50% of the total area of the City is planned for residential land uses. Although the City is nearly built-out, there is some development potential on infill, vacant land and additional new housing possibilities through recycling in areas zoned multi-family. There is the potential for 2,200 new housing units on infill, vacant and recycling sites which exceeds the RHNA fair-share figures of 1,313 and 1,066 dwellings. The City's ability to address the "affordable" housing production needs is constrained by the lack of state and federal financial resources to provide production and occupancy cost subsidies.

Goals and Objectives

Goals

1. Coordinate the plans, programs and policies of all City departments in order to create planned, orderly and Citywide residential development adequately and efficiently served by a balanced system of transportation, community facilities and public services sensitive to the environmental, social and economic characteristics of the community.
2. Provide for a residential lifestyle which is environmentally sound, aesthetically pleasing and which places a high priority on quality development.
3. Provide a balanced distribution of any and all new lower income housing production throughout the city in order to eliminate the potential of creating areas of high concentrations of any one type of household income range.
4. Promote the construction of energy-efficient housing.

Objectives

1. Facilitate the construction of 566 to 646 new housing units for all economic segments during the 1989-1994 time period, as follows:
 - 413 to 468 market rate housing units.
 - 118 to 143 rental units for low to moderate income seniors.
 - 35 moderate-income housing units for first-time home buyers.

Current Implementation Policies and Activities

1. Continue to implement a program of providing replacement housing on underdeveloped parcels through the efforts and resources of the Redevelopment Agency.

2. Continue to implement applicable State law and guidelines which require that a local agency grant a density bonus and at least one regulatory concession or incentive, to a developer agreeing to construct affordable housing for lower income households within a five-or-more unit project.
3. Prepare a local Energy Conservation Program to consolidate various City planning efforts and activities in this area which now include implementation of Title XXIV of the California Administrative Act, weatherization programs as part of housing rehabilitation, and promotion of other energy conservation measures as appropriate during the development review process.
4. Continue to seek new housing production on current and future affordable housing sites, including the Studio Drive-In Theater and Liberty Plaza sites.

Future Implementation Policies and Activities

1. Re-establish an "Affordable Housing Task Force" to evaluate sites within the City that are suitable for affordable housing, including new housing designed specifically to meet the needs of seniors, disabled persons, single-parents and large families.
2. Evaluate the possibility of establishing a seniors home-sharing program.

EQUAL HOUSING OPPORTUNITY

Needs

During the 10-month period covering July 1988 to April 1989, a wide range of fair housing services have been provided to Culver City's citizens, addressing landlord/tenant problems and housing discrimination inquiries/complaints. Most discrimination complaints were made on the basis of race or children, according to the Westside Fair Housing Council. The Council is under contract to the City to provide fair housing services.

Resources and Constraints

Local government has a limited role in the area of fair housing since state and federal laws have pre-empted the field. The Westside Fair Housing Council provides fair housing services to the City by direct contract and under Los Angeles County's contract. Funding to support equal housing opportunity is available from the Federal CDBG Program funded Fair Housing Program of the City.

Goals

1. Continue efforts to promote fair housing and non-discrimination in housing sales and rentals.
2. Continue efforts to promote development of housing available to all income and age levels.

Current Implementation Policies and Activities

1. Continue implementation of Culver City and Los Angeles County fair housing programs.
2. Promote equal housing opportunity throughout the City.
3. Promote greater awareness of tenant and landlord rights.

Future Implementation Policies and Activities

1. Assure that appropriate City staff have knowledge of fair housing legislation and of agencies for referral of discrimination complaints.
2. Promote housing which meets the special needs of large families, minorities, elderly, disabled, and single parent households with children.

SUMMARY OF QUANTITATIVE OBJECTIVES (1989 - 1994)

1. Rehabilitation of 265 housing units including 250 for all population groups and 15 housing units for handicapped households, especially those in wheel chairs.
2. Conservation of all 288 affordable housing units in Section 8 rental assisted units in a safe, decent and sanitary condition and 118 mobile home dwelling units.
3. Assist 100 additional very low households through the provisions of the Section 8 housing assistance payments program during the next five years (1989 - 1994).
4. Construction of 566 to 646 new housing units for all economic segments during the 1989 - 1994 time period, as follows:
 - 413 to 468 market rate housing units.
 - 153 to 178 units for low to moderate income households.

(The quantitative objectives equal 76% to 84% of the RHNA projections for housing construction need due to new household growth and up to 62% of the RHNA projections to accommodate growth and establish a vacancy rate during the current planning period consistent with the 1984-1989 Housing Element. Due to the continued scarcity of economic resources, the City's good faith production effort is 10% per year or 50% of the RHNA protection.

(153 - 178 affordable housing units will be produced by the following programs:

- Section 202/8 (HUD) rental units at 5166 - 5168 Sepulveda Boulevard for very low income elderly (48 units).
 - Congregate rental housing units at 3995 Overland Avenue for lower income frail elderly (20).
 - Rental housing units at 5250 Sepulveda Boulevard for low to moderate income elderly (50-75 units).
 - For-sale housing units at 5250 Sepulveda Boulevard for up to moderate income families/individuals (35 units).
5. Resolution of 100 rent mediation cases by the Landlord Tenant Mediation Board.

Table 2

1. Active role of the private sector in the provision of housing, particularly in the provision of rental housing, and the provision of other services.
2. Active role of the private sector in the provision of housing, particularly in the provision of rental housing, and the provision of other services.

SUMMARY OF QUANTITATIVE OBJECTIVES (1987 - 1994)

1. Provision of 125 housing units including 75 for the private sector and 50 for the public sector, including 25 for the private sector and 25 for the public sector.
2. Provision of 250 housing units including 150 for the private sector and 100 for the public sector, including 50 for the private sector and 50 for the public sector.
3. Provision of 100 additional very low housing units, including 50 for the private sector and 50 for the public sector, including 25 for the private sector and 25 for the public sector.
4. Provision of 250 for 450 new housing units for all economic segments during the 1987 - 1994 time period as follows:

- * 125 to 150 moderate income households
- * 125 to 150 low to moderate income households

The quantitative objectives above 125 to 150 of the 1987-1994 period for housing construction need due to new households growth and up to 125 of the 1987-1994 objectives to accommodate growth and establish a vacancy rate during the current planning period consistent with the 1987-1994 Housing Element. Due to the continued scarcity of economic resources, the City's goal will be to provide a 10% per year of 125 of the 1987-1994 objectives.

(125 - 150 additional housing units will be provided for the following programs)

- * Section 202(b) (4)(B) rental units of 615 - 815 Bedrooms
- * Subsidized for very low income elderly (65+)
- * Congregate rental housing units at 3925 Cleveland Avenue for lower income for elderly (50)
- * Rental housing units of 1250 Bedrooms Boulevard for low to moderate income elderly (50-75 units)
- * Rental housing units of 1250 Bedrooms Boulevard for up to moderate income for individuals (50 units)

Provision of 100 rent reduction units by the landlord tenant mediation board.

III. HOUSING STOCK CONDITION

III.
HOUSING STOCK CONDITION

INTRODUCTION

This section of the Housing Element is concerned with the existing stock of housing, particularly its condition. More specifically, Section 65583 (a)(2) of the Government Code states that a local housing element shall contain an "analysis and documentation" of housing stock condition. In addition, a local housing element must establish quantitative objectives for the maximum feasible number of housing units that can be rehabilitated during the five-year time period from 1989 - 1994. Finally, the housing program part of an element must set forth the actions which a local community is undertaking or intends to undertake to "conserve and improve the condition of the existing affordable housing stock."

To meet these requirements of state law and City goals, this section provides the following information: an overview of the number and type of housing units in the City; results of a housing condition survey completed in April-May 1989; an inventory of resources and constraints pertaining to the conservation and improvement of the stock; statement of goals and numerical objectives to guide implementation efforts during the next five years; and a description of implementation policies and activities.

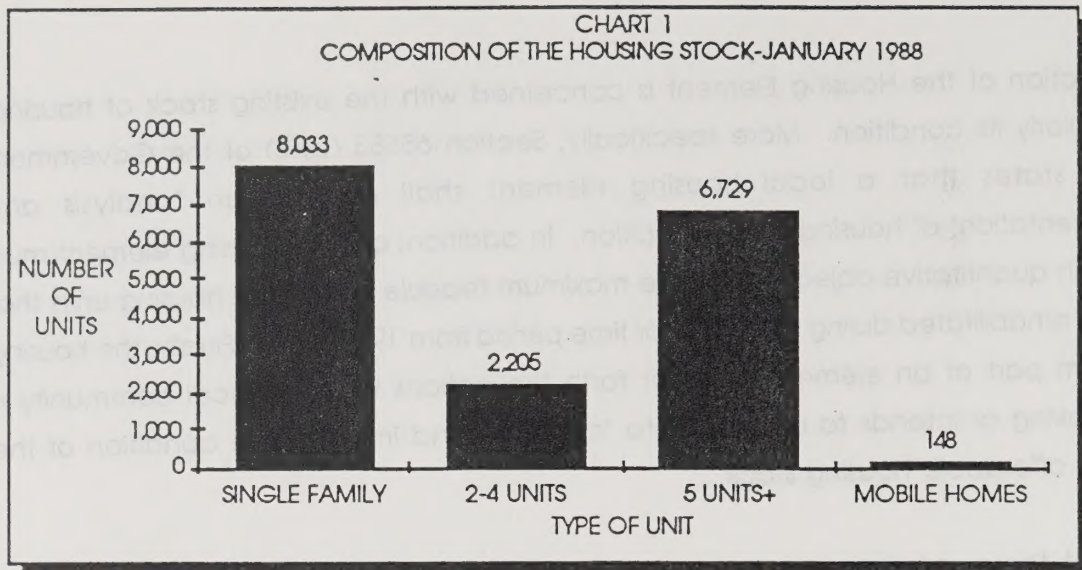
HOUSING STOCK CHARACTERISTICS

As of January 1988, Culver City had a housing stock comprised of 17,115 dwelling units and a population of 41,001. Almost 47% of Culver City's housing units are single-family dwellings; the complete breakdown is listed in Table 1 and illustrated on Chart 1.

TABLE 1
COMPOSITION OF THE HOUSING STOCK: JANUARY 1988

Type	Units	
Single-Family	8,033	(46.9%)
2-4	2,205	(12.9%)
5+	6,729	(39.3%)
Mobile Home	148	(0.9%)
Total Units:	17,115	(100.0%)

Source: State Department of Finance, Housing Unit Estimates, January 1, 1988.



In 1980, the City's housing inventory included 16,718 dwelling units. Between April 1980 and January 1988, the stock had increased by 397 dwellings (2.4%). The net gain was spread relatively evenly throughout all housing types with 40% of the increase in single-family homes. A loss of 19 units occurred in the mobile home inventory. The distribution of the change in the housing supply is illustrated in Table 2.

TABLE 2
CHANGES IN THE HOUSING SUPPLY: 1980-1988

Type	Units	Percent
Single-Family	+159	(40.0%)
2-4	+109	(27.5%)
5+	+148	(37.3%)
Mobile Home	(-19)	(-4.8%)
Total Units:	397	(100.0%)

Source: 1980 U.S. Census of Population
State Department of Finance, January 1988.

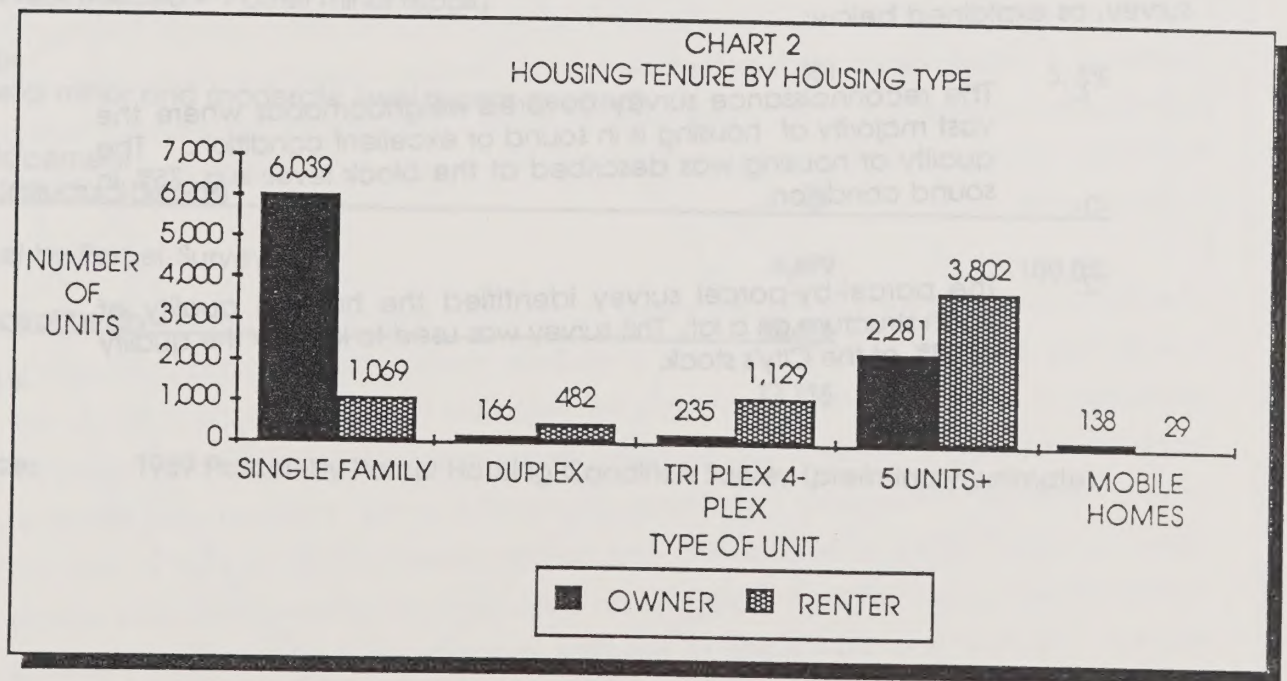
The majority of the housing supply is owner-occupied; 42.4% of the stock in 1980 was renter-occupied and 57.6% was owner-occupied. Tenure data by housing type are listed in Table 3 and illustrated in Chart 2.

TABLE 3
OWNER/RENTER RATIOS BY HOUSING TYPE: 1980

Type	Owner Occupied		Renter Occupied		Total
1 Unit	6,039	(85.0%)	1,069	(15.0%)	7,108 (100.0%)
Duplex	166	(25.6%)	482	(74.4%)	648 (100.0%)
Tri-Plex 4-Plex	235	(17.2%)	1,129	(82.8%)	1,364 (100.0%)
5+ Units*	2,281	(37.5%)	3,802	(62.5%)	6,083 (100.0%)
Mobile Homes	138	(82.6%)	29	(17.4%)	167 (100.0%)
Total:	8,859	(57.6%)	6,511	(42.4%)	15,370 (100.0%)

Source: 1980 U.S. Census of Population. Between 1980-1988 a loss of 19 mobile homes was recorded in the City's inventory. Table 1 refers to all housing units as of January 1, 1988 while Table 3 includes only occupied dwellings as of April 1980.

* The percentage of renter-occupied units in structures of 5+ units may have decreased between 1980 and 1983 due to the conversion of 12 apartments units to condominiums.



QUALITY OF EXISTING HOUSING

The City's 1986 Housing Element identified the following qualitative housing needs:

- The increasing number of elderly households who are not physically or financially able to maintain their homes. Rehabilitation loan and grant programs and programs to produce senior housing assist these people.
- Low and moderate income owners and renters of older units which are in need of repair to bring units up to code. Rehabilitation loan and grant programs assist these households.
- Large families -- the City's flexible approach to remodeling and expansion of existing one and two family units is specifically designed to assist large families.

Housing Condition and Improvement Survey

One of the major contributions to the 1989 Housing Element is a survey of the condition and quality of Culver City's existing stock. Neighborhoods in the City as defined by the 1973 General Plan were surveyed by either a "reconnaissance" or "parcel-by-parcel" survey, as explained below:

1. The reconnaissance survey covered neighborhoods where the vast majority of housing is in sound or excellent condition. The quality of housing was described at the block level; e.g. 75% in sound condition.
2. The parcel-by-parcel survey identified the housing quality of each structure on a lot. This survey was used to identify the quality of 28% of the City's stock.

Culver City's housing stock is in predominantly sound condition. The detailed parcel-by-parcel survey indicated that there are 445 housing units in need of moderate rehabilitation and another 181 with major rehabilitation needs. These two categories combined represent 13.3% of the stock included in the parcel-by-parcel survey and 3.6% of all the housing units in the City.

TABLE 4
HOUSING IMPROVEMENT NEEDS: 1989

<u>Improvement Need</u>	<u>Number of Units</u>	<u>Percentage</u>
None Required	2,553	54.3%
Minor (paint or fix-up)	1,520	32.4%
Moderate (multiple minor fix-up items)	285	6.1%
Moderate (new roof needed)	66	1.4%
Moderate (new roof needed + 1 other minor repair)	94	2.0%
Major (several minor and moderate level repairs needed)	181	3.8%
Replacement (major structural defects)	0	0-
Parcel-by-Parcel Survey =	4,699	100.0%
Balance of the City =	12,416	
Total =	17,115	

Source: 1989 Parcel -by-Parcel Housing Condition Survey (preliminary estimate).

RESOURCES AND CONSTRAINTS

State law places a high priority on improving the condition of the standing stock and conserving existing affordable housing. The resources and constraints pertinent to these issues relate primarily to the availability of financing, appropriateness of City participation in state and federal housing programs, and continuation of currently effective policies and programs. The aim of this sub-section is to establish a brief overview of the resources and constraints shaping the City's current and proposed plan of action to improve and conserve existing housing.

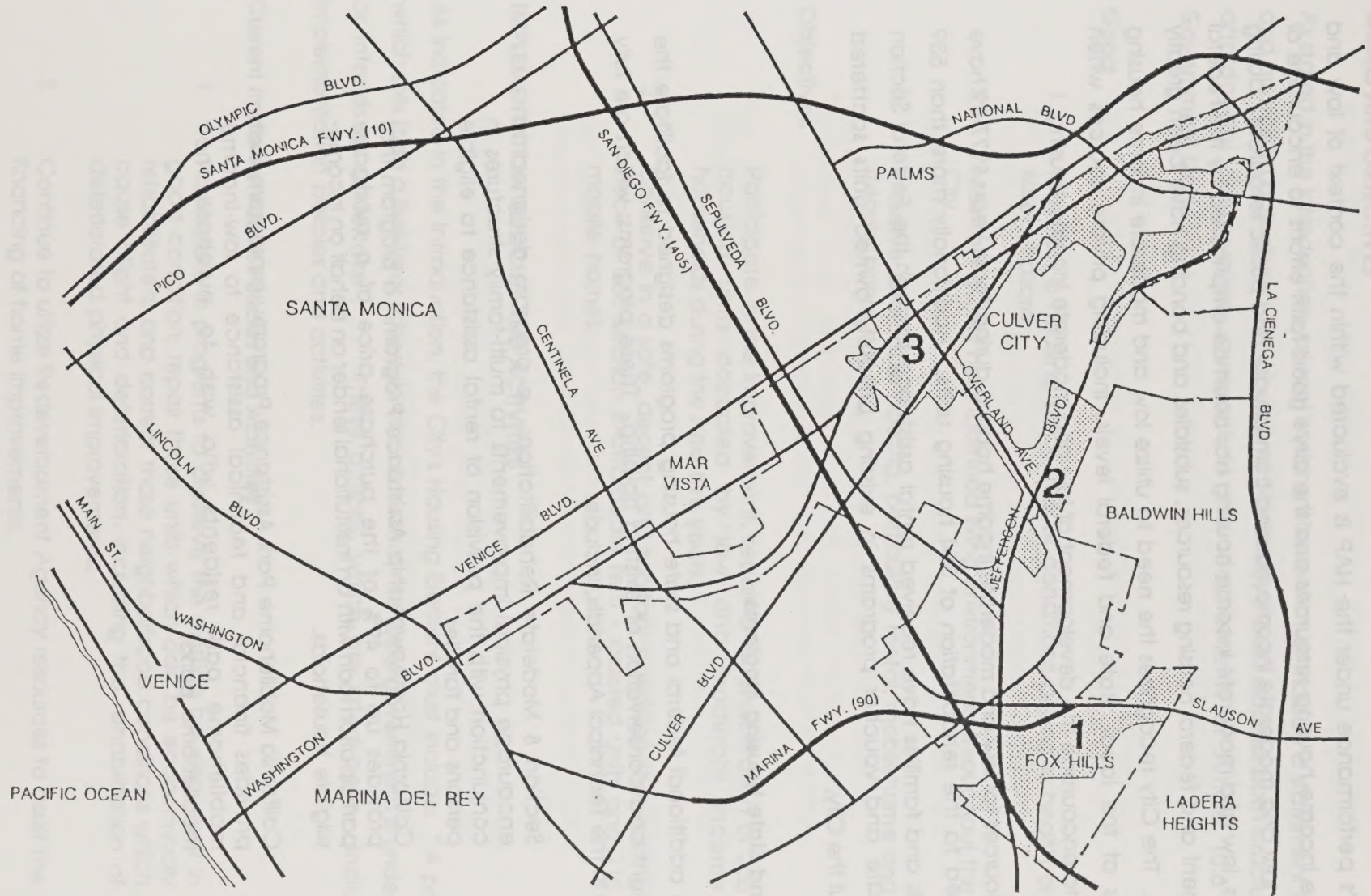
Redevelopment Agency Overview

There are three redevelopment project areas in the City, as shown on Figure 3. These project areas are described, as well as considerations of the Redevelopment Agency pertinent to housing, in Section IV. These additional considerations include general authority, Culver City Redevelopment Agency Assisted Housing Activities and Agency "Housing Funds".

Community Development Block Grants

Another resource available to and used by the City to improve the quality of housing for residents is CDBG funds. The preparation of a Housing Assistance Plan (HAP) is a prerequisite for receipt of CDBG funds whether or not CDBG monies are used for housing activities. Through 1989 (since 1975-76) the City has received approval of \$4,310,000 in CDBG monies.

The HAP is an assessment of housing needs for low and moderate income persons and a schedule of goals over three years to address needs within reasonably available resources. In order to receive Community Development Block Grant (CDBG) funds, HAP goals are updated annually and a full needs assessment is completed each three year period. The city and county coordinate preparation of the statistical assessment of need to meet HUD's specifications; the needs assessment is based in part on computerized census extrapolations and on data generated from public and private sources. The HAP is a prerequisite to the City receiving any HUD subsidized housing assistance such as Section 8 existing rental assistance and Section 202 new senior housing assistance.



Redevelopment Areas
CULVER CITY

- | | |
|----------------------------------|------------|
| SLAUSON-SEPULVEDA REDEVELOPMENT | PROJECT #1 |
| OVERLAND-JEFFERSON REDEVELOPMENT | PROJECT #2 |
| WASHINGTON-CULVER REDEVELOPMENT | PROJECT #3 |



FIGURE 3

The City's performance under the HAP is evaluated within the context of low and moderate income housing resources and the city's good faith efforts to encourage or facilitate low and moderate income housing from private and public resources. During the 1980's, low and moderate income housing has been de-emphasized by the Federal Government and federal housing resources, subsidies and bonding have been greatly reduced. The City recognizes the need to utilize low and moderate income housing resources at the local, state and federal levels, including private sources when possible, to encourage the development of low and moderate income housing.

CDBG resources for low and moderate income housing during Fiscal Years 1977-89 have contributed to the rehabilitation of 354 housing units. Additionally more than 539 individuals and families have received rental assistance through the Federal Section 8/certificate and voucher programs in existing privately owned units scattered throughout the City.

Federal and State Housing Programs

There are additional federal and state housing programs designed to facilitate the improvement and conservation of existing housing. These programs, which are fully explained in the Technical Appendix, include:

1. Section 8 Moderate Rehabilitation: a program designed to encourage physical improvements to multi-family structures in conjunction with the provision of rental assistance to eligible persons and families.
2. California Homeownership Assistance Program: a program that provides up to 49% of the purchase price of a mortgage participation loan with an institutional lender on behalf on income-eligible households.
3. California Mobilehome Park Assistance Program: a program that provides financial and technical assistance to low-income mobilehome park residents who wish to purchase their mobilehome parks.

GOALS AND OBJECTIVES

As stated in the Introduction, a local housing element must include a statement of goals and quantified objectives. The goals and objectives should address both structural and affordability conservation, pursuant to the requirements of Article 10.6 of the Government Code.

Goals

1. Maintain a housing stock free of conditions posing a health or safety hazard.
2. Maintain quality neighborhood living environments throughout the City.
3. Preserve affordable housing, particularly rental, mobilehome and density bonus housing.

Objectives

1. Participate in the improvement, repair and rehabilitation of 250 housing units occupied by low and moderate income households during the next five years.
2. Conserve in a safe, decent and sanitary condition the existing stock of 288 Section 8 affordable rent - assisted units and 118 mobile homes.

IMPLEMENTATION POLICIES AND ACTIVITIES

As indicated in the Introduction, the City's Housing Element must include: "A program which sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake . . ." These actions, which are listed below, include 12 implementation policies and activities.

Current Implementation Policies and Activities

1. Participate in programs to preserve the existing housing stock in good condition; repair those units which can be economically rehabilitated; and correct those neighborhood conditions which cause blight and deterioration, including the rehabilitation of deteriorated physical improvements.
2. Continue to utilize Redevelopment Agency resources to assist the financing of home improvements.

3. Continue to allocate a portion of CDBG funds to the financing of housing stock improvements in the City's neighborhoods.
4. Retain the Section 8 rental assistance program as an effective means to conserve existing affordable housing and to apply for additional funding from the Federal Department of Housing and Urban Development (HUD) to support very low income households.
5. Use the City's code enforcement to conserve and improve the City's housing stock.
6. Continue applying flexible approaches to the remodeling and expansion of existing one and two-family units to accommodate the needs of current residents.
7. Continue implementing "continued affordability" regulations with density bonus units.
8. Continue implementating the Neighborhood Preservation Program which offers financial incentives and technical assistance to encourage and facilitate home improvements.
9. Implement a mobilehome park grant/loan program to enable/facilitate the purchase of an existing park for current residents (potential future program).

Future Implementation Policies and Activities

1. Evaluate on a continual basis additional means of meeting the City's housing conservation, maintenance and improvement goals.
2. Revise current condominium conversion standards to insure retention of adequate multiple family rental unit stock.
3. Future preservation of existing affordable housing units through physical relocation.

IV. HOUSING ASSISTANCE NEEDS

INTRODUCTION

An assessment of housing needs is a fundamental part of a local housing element. The provisions of Section 65583 (a) (2) include that a local housing element shall contain an "analysis and description of housing needs, including level of occupancy, ability to pay, housing characteristics, including overcrowding, . . ." In addition, Section 65583 (a) (8) of the Government Code states the housing element shall contain an "analysis of any special housing needs, such as those of the homeless, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter." Therefore, the section of the Housing Element is concerned with the needs of the current resident population, whereas Section II primarily focuses on the condition of housing structures and Section V deals with the amount and type of new housing needed in the City in the next five years (1989-1994).

Apart from the overall assessment of Curver City's current resident population, this section also presents information on resources and contains a statement on goals and objectives and sets forth implementation policies and activities. Data on the City's housing assistance needs (i.e., where level of payment exceeds ability to pay) is derived from SCAG's Regional Housing Needs Assessment pursuant to the requirements of Article III.5 and the State Attorney General's opinion cited in Section I of the Housing Element.

HOUSING ASSISTANCE NEEDS

SCAG is the regional planning agency responsible for estimating the existing housing needs of all counties in Southern California. Existing needs is defined as the number of resident lower income households paying 30% or more of their income for housing.

According to SCAG's 1988 Study, there are approximately 2,238 City resident lower income households paying 30% or more of their income on housing costs. This number equals 13.3% of the City's 1988 total resident households. The income and family distribution of these 2,238 lower income households are listed on Table 3 and shown on Chart 3.

IV. HOUSING ASSISTANCE NEEDS

INTRODUCTION

An assessment of housing needs is a fundamental part of a local housing element. The provisions of Section 65583 (a) (2) indicate that a local housing element shall contain an "analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding. . ." In addition, Section 65583 (a) (6) of the Governmental Code states the housing element shall contain an "analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, families with female heads of household, and families and persons in need of emergency shelter." Therefore, this section of the Housing Element is concerned with the needs of the current resident population, whereas Section III primarily focuses on the condition of housing structures and Section V deals with the amount and type of new housing needed in the City in the next five years (1989-1994).

Apart from the needs assessment of Culver City's current resident population, this section also presents information on resources and constraints; a statement on goals and objectives; and sets forth implementation policies and activities. Data on the City's housing assistance needs (i.e., where level of payment exceeds ability to pay) is derived from SCAG's Regional Housing Needs Assessment pursuant to the requirements of Article 10.6 and the State Attorney General's opinion cited in Section I of the Housing Element.

HOUSING ASSISTANCE NEEDS

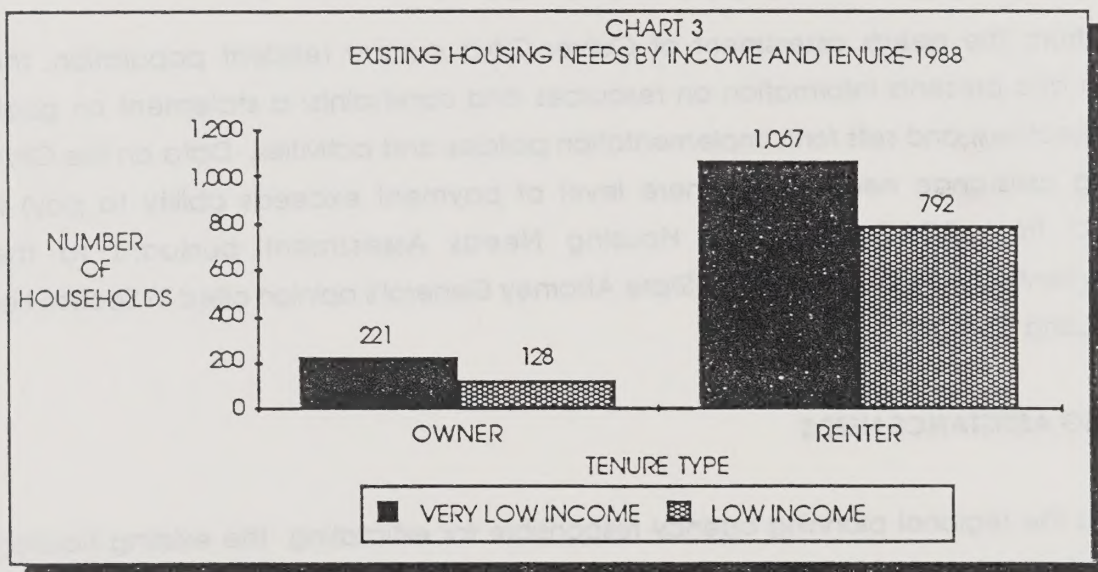
SCAG is the regional planning agency responsible for estimating the existing housing needs of cities located in Southern California. Existing need is defined as the number of resident lower income households paying 30% or more of their income for housing.

According to SCAG's 1988 RHNA, there are approximately 2,208 City resident lower income households paying 30% or more of their income on housing costs. This number equals 13.3% of the City's 1988 total resident households. The income and tenure distribution of these 2,208 lower income households are listed on Table 5 and shown on Chart 3.

TABLE 5
EXISTING HOUSING NEEDS BY INCOME AND TENURE: 1988

Income	Owner	Renter	Total
Very Low Income (Less than 50% of median income)	221 (17.2%)	1,067 (82.8%)	1,288 (100.0%)
Low Income (50% - 80% of median income)	128 (13.9%)	792 (86.1%)	920 (100.0%)
Total:	349 (15.8%)	1,859 (84.2%)	2,208 (100.0%)

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, Table 1: Existing Need, June 1988.



SPECIAL HOUSING NEEDS

The State D/HCD has explained how special housing needs differ from other housing needs in the following terms:

"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farm workers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments." •

Handicapped/Disabled Households

Households with one or more members who have physical disabilities sometimes require special design features in the housing they occupy. An unknown number of handicapped/disabled households also may have housing assistance needs. The focus of handicapped/disabled households as a special segment is based primarily on their number and economic situation.

The 1980 U.S. Census identified 1,846 persons in the City with a work disability, which was defined as a physical condition that impeded a person's ability to work. Of this total, 40.3% of the persons with a work disability were prevented from working. If the handicapped population grew at the same rate as the general population between 1980 and 1989, the current number of handicapped/disabled persons would be 1,984.

There are no income data reported in the 1980 U.S. Census for persons with physical disabilities. Because of these data gaps, it is not possible to estimate the number of lower income householders with a handicapped/disabled condition that are residing in the City.

• State Department of Housing and Community Development, "Housing Element Questions and Answers," (March 1984).

Group Home Population

Some segments of the City's population may have "special housing needs" not met by the traditional family home. Housing needs not met by a traditional home or apartment are usually satisfied by a "group" residential living environment.

Group homes as a type of facility where several individuals share one home are licensed by the State of California. Once the State has so licensed a facility, the City's authority to independently regulate can be restricted. In this regard, typically a residential facility serving six or fewer individuals is exempt from a city's zoning control; a larger facility serving more than twelve residents is subject to local regulation; and a facility for seven to twelve residents can be regulated to some degree. Currently, the City staff investigates reports of group homes which have been established to determine if they are subject to local regulation and, if so, which regulations apply. The City also advises potential group home applicants seeking information of any applicable local requirements.

Assistance to target populations of foster children and the developmentally disabled traditionally has been provided by the State and County. Financial assistance is given to qualified and licensed care providers based on the number of individuals served in each qualified home. Licensed foster or "board and care" homes are controlled by the State and County agencies that place and monitor the placement of residents in such homes. Historically, there has been and currently there is no obligation of local governments to support or control supervised residential opportunities outside of the traditional family home.

The City has endorsed a policy to support non-profit groups and associations which are actively involved in providing housing assistance to special populations identified in the Housing Element. The City will assist the non-profit organization in various and diverse ways to meet this general policy.

Among the special needs households enumerated in State Law that may benefit from group housing are: handicapped/disabled (e.g., developmentally disabled); seniors (e.g. congregate care); homeless (e.g., residential hotels); and farmworkers (e.g. labor

camps). All of these population segments are pertinent to the Housing Element, although the information available to quantify need varies greatly. The available data for seniors, homeless and farmworkers is reported in the appropriate sub-sections of this Housing Element.

Group homes can serve the needs of other segments of the population such as developmentally disabled, foster children, recovering alcoholics, drug addicts, or young adults with social adjustment disorders who would benefit from supervised residential opportunities.

Elderly Households

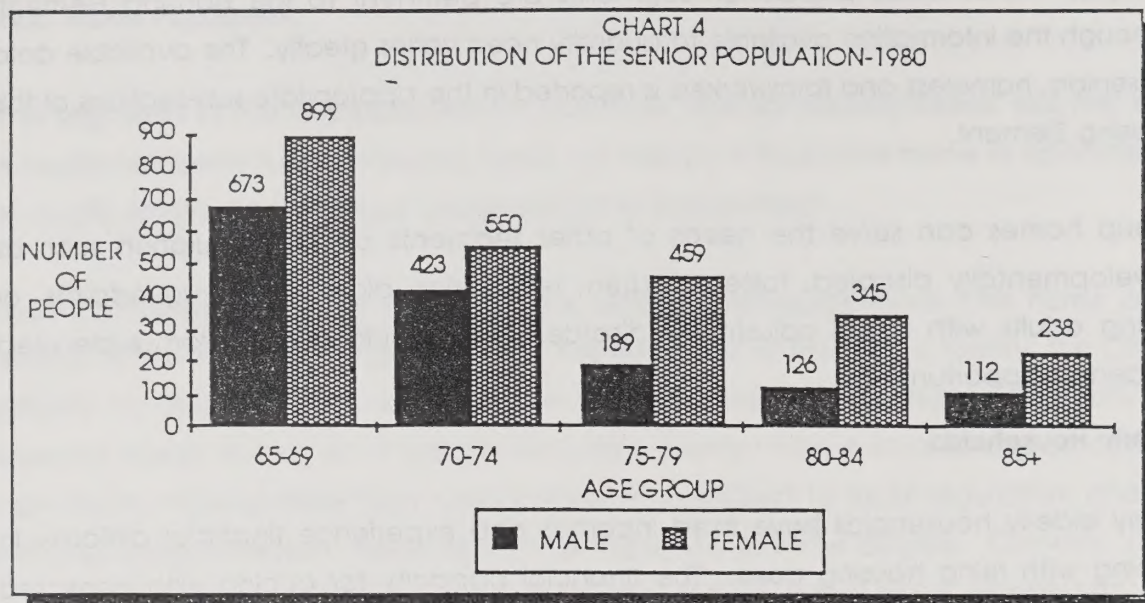
Many elderly households have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner.

According to the 1980 U.S. Census, there were 4,014 persons who were 65 years of age or older which represented 10.5% of Culver City's total population. In addition, there were 2,126 persons 60-64 years of age. Table 6 and Chart 4 report on the age distribution of all persons 65 years + old in 1980.

TABLE 6
AGE DISTRIBUTION OF SENIOR CITIZENS BY GENDER -- 1980

<u>Age Group</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
65-69	673 (42.8%)	899 (57.2%)	1,572 (100.0%)
70-74	423 (43.5%)	550 (56.5%)	973 (100.0%)
75-79	189 (29.2%)	459 (70.8%)	648 (100.0%)
80-84	126 (27.8%)	345 (73.2%)	471 (100.0%)
85+	112 (32.0%)	238 (68.0%)	350 (100.0%)
Total:	1,523 (37.9%)	2,491 (68.1%)	4,014 100.00%

Source: 1980 U.S. Census of Population and Housing, Summary Tape File-4.



The majority of the senior citizens living in the City are women. The largest difference in the number of women and men is in the 75-79 age bracket. Of the City's total number of seniors, the 1980 Census reported that 451 persons (11.2% of the total) lived in a "home for the aged." If "seniors" comprised the same percentage of the total population in 1989 as they did in 1980, there currently would be 4,305 persons 65 years old + residing in Culver City.

Most of the seniors are not employed in the labor force as illustrated by the statistics below:

<u>Title</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
Seniors in the labor force:	378 (54.9%)	311 (45.1%)	689 (100.0%)
Seniors not in labor force:	1,145 (34.4%)	2,180 (65.6%)	3,325 (100.0%)
TOTAL:	1,523 (37.9%)	2,491 (62.1%)	4,014 (100.0%)

The average income for families by age of the household head per the 1980 U.S. Census is listed below:

<u>Age of Householder</u>	<u>Average Income</u>
65+	\$21,575
45-64	33,535
25-44	27,088
15-24	16,907
Total Households:	\$28,327

Another housing need indicator is tenure; of the City's 2,412 senior households, 1,421 (59%) were owners and 991 were renters (41%), roughly the same as the City as a whole. Tenure and income have a great influence on the housing needs of Culver City's seniors. Most of the city's seniors reside in owner-occupied housing which means that financial assistance programs such as the Section 8 program are unavailable to these households. The monthly owner housing costs of seniors, according to the 1980 U.S. Census, are listed below:

<u>Monthly Costs</u>	<u>Number</u>
Less than \$100	561 (39.5%)
\$100-\$199	470 (33.1%)
\$200-\$299	236 (16.6%)
\$300 or more	154 (10.8%)
Total:	1,421 (100.0%)

The majority of senior owner households had monthly housing costs of less than \$200 in 1980, among the lowest of all households. While some of these seniors may need financial assistance, owner households typically are ineligible for housing cost subsidies in their existing housing. The City, using CDBG monies, has assisted many low and moderate income senior owner households with home repairs.

Less than 400 of all owner seniors households resided in homes that were 30 years old or more. These households probably could benefit from grants and below interest financing for home rehabilitation, as indicated by the 1986 Housing Element.

Rental assistance to reduce housing costs is of value to current, as well as future, senior renter households. In 1980, there were 991 senior renter households. As of April 1989, there were 206 elderly households in the City being assisted under the provisions of the Section 8 rental assistance program. Additional rental assistance resources would benefit the balance of senior households that are overpaying and other elderly persons that may desire to shift tenure.

Overcrowded Households

The standard measure of overcrowded housing is a ratio of more than one person per room, excluding kitchens and bathrooms. For example, a typical two-bedroom apartment with living room, kitchen and one bathroom (three rooms total) would be considered overcrowded if it were occupied by more than three persons. According to the 1980 Census, overcrowding (1.01 or more person per room) is much more prevalent among renters at all geographic levels. The overcrowding standard, as defined by the U.S. Bureau of the Census, appears to be somewhat liberal. There are other standards to measure overcrowding such as those in the Uniform Housing Code and health codes. However, data are not collected and published on overcrowding using these standards and, consequently, this Housing Element is limited to the data from the 1980 Census which may actually overstate the problem in Culver City.

In 1980, there were 932 households (5.9%) residing in overcrowded conditions. The distribution with respect to income group is as follows:

<u>Income Range</u>	<u>1980 Distribution</u>
Income Below Poverty	120 (12.9%)
Income Between 100% and 124% of Poverty	78 (8.4%)
Income 125% of Poverty or Above	734 (78.7%)
Total:	932 (100.0%)

This percentage, applied to the total households in 1988, yields a current estimate of 977 overcrowded households. Overcrowding is not a serious problem in Culver City.

Farm Workers

Farm workers are one of seven special needs groups referenced in the State Law. According to the 1980 U.S. Census, there were 253 Culver City residents employed in the "farming, forestry and fishing" occupations in 1980 which constituted 1.2% of all employed residents of Culver City in 1980. This employment category, an indicator of farm workers and farm worker households, is distributed as follows:

• Farm Managers	40	(15.8%)
• Other farm workers	15	(5.9%)
• Related agriculture	198	(78.3%)
• Forestry and logging	0	(0.0%)
• Fishing, hunting and trapping	0	(0.0%)
Total:	253	100.0%

Given the economic profile of the City of Culver City and the Westside of Los Angeles, it is doubtful that there are truly "farm workers" either as residents or working within the City. The persons identified in the U.S. Census employment category of "farm workers" were most likely employed as gardeners, landscape contractors, nursery owners and/or operators. The need for housing assistance for households headed by a categorical "farm worker" remains to be estimated.

Female Heads of Household

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. Evidence from the 1980 U.S. Census indicated the City had 5,184 female heads of household. The number of female heads of household represents 32.6% of all the City's households as of 1980. Table 7 indicates the number of households by type as of the 1980 Census.

TABLE 7
NUMBER OF HOUSEHOLDS BY TYPE

	Family Household	Nonfamily Household	Total Households	Percentage Distribution
Male Householder	8,034	2,683	10,717	67.4%
Female Householder	1,985	3,199	5,184	32.6%
TOTAL	10,019	5,882	15,901	100.0%

Source: 1980 U.S. Census of Population and Housing, Summary Tape File-4.

The data below provides insight on the family female householders with children:

<u>Female Householder, No Husband</u>	<u>Number of Households</u>	<u>Percentage Distribution</u>
With children under 6	210	10.6%
With children 6 - 17	737	37.1%
No children	633	31.9%
Other	405	20.4%
Total	1,985	100.0%

Median Family Income, Female Householder, No Husband

With children under 6	\$9,239
With children 6 - 17	\$15,953
Without children	\$19,053

Thus, there are an estimated 947 female householders, no husband, with children under 17 years of age. The median annual income of these families has ranged from \$9,200 to almost \$16,000. It is highly probable that a large percentage of these families are renter households with low income and in need of housing assistance.

Large Families

Large families are defined as households with five or more persons. The most recent data available on this characteristic is from the 1980 U.S. Census. That data indicates that 7.2% of the City's total households had five or more persons. That percentage, applied to the current number of households, would yield an estimate of 1,192 large family households as of January 1988. Data on large families are summarized in Table 8 and Charts 5 and 6. As shown on Chart 5 and Chart 6, there were 1,144 large families and most of these consisted of five persons.

TABLE 8
HOUSEHOLD SIZE -- 1980

<u>Number of Persons in Household</u>	<u>Households</u>
1	4,705 (29.6%)
2	5,607 (35.2%)
3-4	4,445 (28.0%)
5+	1,144 (7.2%)
Total:	15,901 (100.0%)

Source: 1980 U.S. Census of Population and Housing, Summary Tape File-4.

CHART 5
DISTRIBUTION OF HOUSEHOLD SIZE : 1980

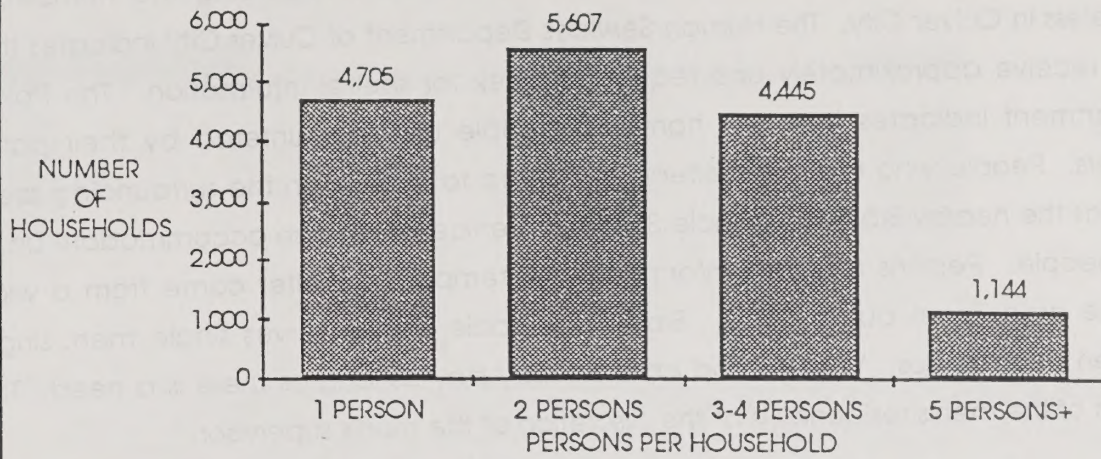
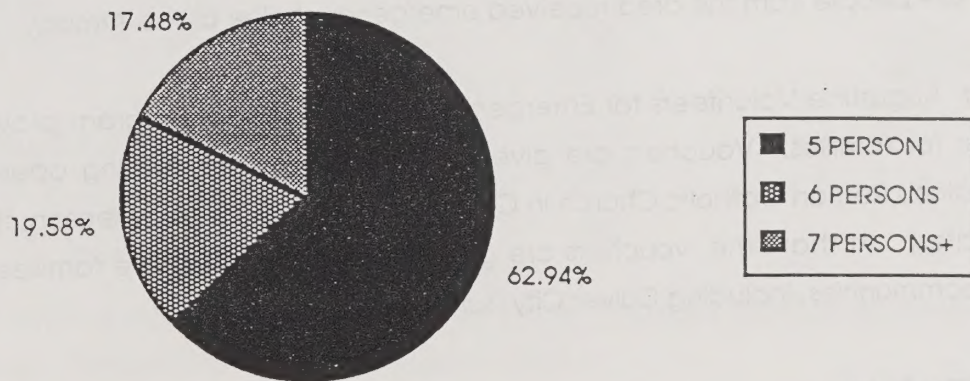


CHART 6
DISTRIBUTION OF LARGE HOUSEHOLDS : 1980



Homeless

There is currently no officially tabulated data available regarding the number of homeless in Culver City. The Human Services Department of Culver City indicates that they receive approximately one request a week for shelter information. The Police Department indicates that few homeless people are encountered by their patrol officers. People who request shelter are referred to facilities in the surrounding area, such as the nearby Bible Tabernacle Shelter in Venice which can accommodate up to 300 people. Persons requiring information on temporary shelter come from a wide service area, even out of State. Bible Tabernacle Shelter serves single men, single women and families. Women and children may stay as long as there is a need. The length of the men's residency is at the discretion of the men's supervisor.

During the winter season, the Los Angeles County Human Resources Department coordinates a cold weather shelter program. The contractor for this program in Culver City is the Salvation Army. When the temperature reaches 30 degrees F or 40 degrees in rainy weather, the California National Guard Armory in Culver City serves as an emergency shelter for homeless in the area. From December 1, 1988 through March 31, 1989, 639 people from the area received emergency shelter at the Armory.

The St. Augustine Volunteers for Emergency Services (SAVES) program provides limited shelter for families. Vouchers are given for a single night's lodging operated by St. Augustine's Roman Catholic Church in Culver City. During the rainy season, the demand is greatest. At that time, vouchers are given to approximately five families per month from communities, including Culver City, surrounding the facility.

First-Time Buyers

Although not specifically mentioned by Article 10.6, the "first-time buyer" population may be considered a special needs group. Young renter households in the decade of the 1980's have experienced an economy where housing prices have increased at a far higher rate than income gains. Under these conditions, such families find it very difficult to save enough to make a down payment on a home. Not all renter households, of course, are candidates for homeownership; for example very young heads of household, older households who do not desire ownership, and many one-person

households. The list below indicates the City's owner-renter percentages by age of the household head, according to the 1980 U.S. Census.

Age of Household Head	Ownes	Renters
15 to 24	14.6%	85.4%
25 to 34	41.7%	58.3%
35 to 44	60.2%	39.8%
45 to 54	66.7%	33.3%
55 to 64	70.5%	29.5%
65 +	58.9%	41.1%

Younger, first-time buyer candidates would be primarily in the 25 to 34 age group. In 1980, there were 2,369 renter households in that age bracket. As indicated by the list above, the ownership rate increases dramatically from the 35 to 44 age group (41.7% to 60.2%). Because of rising costs, some of the 25 to 34 age group renter households may not have been able to become homeowners.

A more specific breakdown is shown below:

Owner Households, 25 - 34	1,694	41.7%
Renter Households, 25 - 34	<u>2,369</u>	<u>58.3%</u>
	4,063	100.0%
Ownership Goals, 60.0%*	2,437	
Less Current Owners	<u>1,694</u>	
First-Time Buyer Need	744	

It is assumed that many of the 744 households would have income below the moderate income level and benefit from a first-time buyer program.

- * The 60% figure is the estimated ownership rate of the City.

Summary of Housing Needs Assessment

In Section III, the need for physical improvements to the housing stock was discussed. This section is concerned with the housing needs of the City's current residents. Although there is a variety of needs and types of households discussed in this section, the most basic need is financial assistance to reduce housing costs in order to make housing affordable. As stated earlier, SCAG's 1988 RHNA indicates that there are 2,208 Culver City resident lower income households overpaying.

Of the nine household types identified in this section, two types (overcrowded and large family households) do not seem to constitute a large share of overpaying households. Less than 6% of the City's households are overcrowded and the vast majority of these households had incomes above the poverty level. For large families (5+ persons), 67.5% are owners and only 32.5% are renters.

Two other household types, farm workers and homeless, constitute an extremely small part of the City's population, according to social services agency statistics, making it difficult to ascertain extent of need for housing assistance. Likewise, income data for handicapped and female heads of households is lacking. However, it can be assumed that most "handicapped" households, because of their inability to work full-time or possibly even part-time, are in need of financial assistance to reduce housing costs. Although the need for group homes is unquantified, goals and policies and implementation activities are included for this special needs population in the Housing Element.

As for female heads of households, there were about 1,000 residing in owner-occupied non-condominium units in 1980. This means that at least 20% of such households were owners. The lower income renter households would benefit from financial assistance programs such as the Section 8 program. There are an estimated 947 female householders (no husband) with children under 17. These families had median incomes ranging from \$9,200 to \$16,000 and many would benefit from rental assistance programs.

Seniors comprise an estimated 25% of the lower income households that are overpaying. In 1980, for instance, there were a total of 991 senior renter households and an estimated 525 would have been overpaying based on the City wide overpaying rate among renter households.

The need of first-time buyers is difficult to quantify; however, economic trends, rising housing costs and the demographic profile of the City all contribute to a demand for affordable ownership housing for younger renter households. There are an estimated 744 moderate income renter households which could benefit from a first-time buyer program.

RESOURCES AND CONSTRAINTS

This sub-section presents an overview of resources and constraints shaping the City's current and proposed plan pertaining to housing assistance and other needs.

Redevelopment Agency-Overview

There are three redevelopment project areas in the City of Culver City. These areas are shown in Figure 3. This sub-section describes these project areas and the nature of the Redevelopment Agency's resources to address housing needs.

Existing Project Areas

The Slauson-Sepulveda Redevelopment Project Area #1 is 306 acres in size, was adopted in 1971, and is generally bounded by Slauson Avenue to the north, the City limits to the east, and the San Diego Freeway to the south and west. In December 1989, the Agency amended the redevelopment plan to permit 173 residential units at 6071 Slauson Avenue, a ± 10.6 acre site in the project area. Other than potential development on this site, no other residential uses are planned for this project area at the present time.

The Overland-Jefferson Redevelopment Project Area #2 is 184 acres in size, was adopted in 1971, and is generally located along Jefferson Boulevard from Sepulveda Boulevard on the south to Pearson Street on the north. New residential development is planned to take place on a 11.1 acre site and on a separate 0.75 acre site in this project area. Additionally, multi-family residential rehabilitation is programmed for this project area.

The Washington-Culver Redevelopment Project Area #3 is 526 acres in size, was adopted in 1975, and is generally bounded by the City boundary on the north and east, Washington and Culver Boulevards on the south, and Elenda Street on the west. New residential development is planned to take place on a number of sites in this project area. Additionally, residential rehabilitation efforts are underway and will continue in this project area.

General Authority

To provide redevelopment agencies with the necessary legal authority and funding to assist low and moderate income housing efforts, the State Legislature enacted changes in 1975 and 1976 to the Community Redevelopment Law. As a result, in general, legislative authority regarding low and moderate income housing falls into three basic categories:

1. Expenditure of tax increment revenue to increase and improve the supply of low and moderate income housing in a community.
2. Requirement that redevelopment plans adopted after January 1, 1976 include a provision for replacement of low and moderate income housing which is destroyed as a result of a redevelopment project; and
3. Requirement that redevelopment plans adopted after January 1, 1976 provide that a portion of all housing constructed in a redevelopment project area be affordable to low and moderate income persons and families.

The tax increment revenues set aside for low and moderate income housing pursuant to Health and Safety Code Section 33334.6 must be placed in a Low and Moderate Income Housing Fund subject to programs, projects, activities and indebtedness outstanding as of January 1, 1986. The interest earned on the Low and Moderate Income Housing Fund also must be deposited in the Fund.

For the purposes of increasing and improving the supply of low and moderate income housing, Health and Safety Code Sections 33334.2 and 33449 authorize a broad range of uses for the Housing Fund, including:

- Acquisition of land or buildings;
- Construction of buildings;
- On-site improvements or off-site improvements;
- Rehabilitation of buildings;
- Provision of subsidies for financing of housing;

The activities authorized are broad enough to allow virtually any financial structure for redevelopment agency participation in the production of low and moderate income housing.

Culver City Redevelopment Agency Assisted Housing Activities

Prior to the actions of the State Legislature described above, the Culver City Redevelopment Agency took it upon itself to voluntarily provide funds for housing in Redevelopment Project Area No. 3. Project Area No. 1 also has a pre-1977 "housing fund":

Project 1

A variable percentage of proceeds from Project 1 Bond Issues (combined with 10% of the Project 1 tax increment monies received in excess of bond debt service). This low/moderate housing set-aside from Project 1 was required in the 1978 settlement of the Castillo case.

Project 3

10% of the net proceeds from the sale of Project 3 Bond Issues and a percentage of the tax increment monies received by the Agency in excess of Project 3 bond debt service as provided in the Project 3 Redevelopment Plan.

These monies can be used for rehabilitation and/or the addition of low/moderate income housing units. There are many factors that must be considered by the Agency in determining low and moderate income housing activity priorities. In order to address these factors in an orderly manner, the agency staff annually prepares a five year housing program including a cash flow analysis and list of proposed eligible housing projects and options. Most of these projects are included in the Agency's annual budget and work program.

In adopting Project No. 3, the City Council specifically provided that the Agency replace over time, and if at all feasible, low and moderate income housing units lost as a result of Project activity. The Agency's Annual Budget Work Program includes an assessment of units removed from the project area plus those units added and replaced. These figures are updated annually.

The Hughes Bill, effective as of 1986, subsequently "chaptered" as section 33334.6 of the Health and Safety Code (California Community Redevelopment Law), requires redevelopment projects adopted prior to 1977 to set aside 20% of the gross tax increment for low and moderate income housing unless it can be shown that such funds are needed for previously-established programs, projects, activities and indebtedness.

This "exception" expires nine years from the effective date of the Bill (or 1995) after which the 20% set-aside requirement is in effect for pre-existing indebtedness which does not have a specific time limit other than repayment of the debt; or unless it can be shown that the community is already spending an equivalent amount of funds on housing from other sources (this exception has no time limit).

During the past decade, the Agency removed a total of 84 residential units from the market place. During this same period, Agency housing monies have subsidized and facilitated the construction of 174 new low/moderate housing units for a net gain of 90 units. Agency monies have also facilitated the rehabilitation of 48 low and moderate income housing units.

Agency "Housing Funds"

Funds set aside from Project No. 1 and No. 3 as a result of "local requirements" plus monies that may be set aside pursuant to the Hughes Bill provide the most significant financial resource available to the City as an effective means to address housing needs.

The Fiscal Year 1989-1990 Agency Annual Budget anticipates:

Total "Housing Fund" Revenues FY 89-90	\$6,215,000
Total FY 89-90 Expenditures	<u>\$1,324,500</u>
"Housing Funds" Available to Support other Housing Activities and/or Debt	\$4,890,500*

* Following the adoption of the 1989 Revised Housing Element, it is anticipated that a comprehensive plan to program housing activities and expenditure of these and anticipated future funds, will be considered for adoption by the Agency.

Federal Section 8 Rental Housing Assistance

One resource available to the City that contributes to meeting the housing needs of lower income renters is the Section 8 rental assistance program. This program reduces the housing costs of very low income households who are Certificate holders to 30% of income. For households who are Voucher holders, housing costs to the household may be 30% to 50% of income, depending on the rent of the unit the tenant selects. The City's receipt of this resource is limited by Federal funding for the program and the City's Housing Assistance Plan.

Resources available from the Federal government for the Section 8 program are limited throughout the county. For instance, the City's renter housing assistance need, as shown in Table 5, is estimated at 1,859 households. Yet, the HAP goal is 176 assisted households or less than 10% of the needy households. Besides limited funding sources, the income limits set forth by HUD are a constraint affecting the City's planning endeavors.

For any Federal or State housing programs, funding amounts are limited and competition exists for the available resources. The State resources are particularly well suited to address, at least in part, the needs of special needs groups such as the handicapped/disabled, elderly and homeless. The Housing Element's goals and objectives are based on the future availability and use by the City of the following resources:

- Federal Section 8 rental housing assistance payments.
- Redevelopment Agency financial resources.
- State housing program resources as they may be available and appropriate to the City's needs.

GOALS AND OBJECTIVES

A major purpose of the Housing Element is to promote an optimum state of housing in the City. The following goals and objectives are established as means of conveying the intent and purpose of the Housing Element and to guide future planning and implementation.

Goals

1. Contribute to a housing market that minimizes the extent of overpayment by the City's lower income households.
2. Provide affordable housing opportunities for both owner and renter households.
3. Provide assistance to those wishing to remove barriers to the physically handicapped population.

Objectives

1. Assist financially through the Section 8 program 100 very low income households so that housing costs are affordable. The economic segments to be assisted include:
 - Elderly/senior citizen households
 - Small family households
 - Large family households
 - Handicapped/disabled population.
2. Assist in the rehabilitation of 15 housing units designed to accommodate the special needs of handicapped, especially those in wheelchairs.
3. Assist in the creation or development of up to five group homes in the next five years (1989 to 1994).

IMPLEMENTATION POLICES AND ACTIVITIES

Current Implementation Policies and Activities

1. Continue to utilize the resources of the Federal Section 8 housing program to meet the financial assistance needs of the City's very low income households.
2. Continue the services of the Landlord Tenant Mediation Board as a means of preserving affordable rental housing .
3. Continue monitoring and evaluating state housing programs to determine the application of such programs in meeting Culver City's housing needs.
4. Continue to assist homeless persons and families through referral to existing temporary shelter facilities within the surrounding Westside Area.
5. Continue to coordinate with existing cold weather shelter and voucher programs that provide assistance to homeless persons and families.

6. Continue to provide one-time food vouchers on an emergency basis through the Human Services Department.

Future Implementation Policies and Activities

1. Consider creating a new program that could build a Redevelopment Agency financial reserve to supplement and/or replace the Section 8 program in the event the federal government discontinues the program when existing contracts expire or are not renewed.
2. Consider creating a new program, financed through Redevelopment Agency or other resources, which would provide temporary emergency rental assistance for households who are homeless or about to become homeless.
3. Consider creating a new program (presently in the planning stages) which would offer low and moderate income first-time home buyers financial assistance in the purchase of their homes.
4. Respond to special housing population and group home requests for assistance by researching appropriate needs data and developing future goals, policies and programs in order to partially meet special population and group home needs.
5. Assist existing and future non-profit organizations in the development of housing addressing special needs pursuant to policy guidelines adopted by the City Council.

V.
HOUSING PRODUCTION NEEDS

INTRODUCTION

While the previous two sections have discussed the existing housing stock and the needs of current residents, this section focuses on new housing needs in Cuyahoga County during the next five years (1989-1994). According to Section 65583(d)(1) of the Government Code, the housing element shall contain: "Analysis of population and employment trends and documentation of projections and a quantification of the county's existing and projected needs for all income levels." Additionally, a local housing element must contain "an analysis of land suitable for residential development and estimates of self-sufficient housing facilities and encourage the development of a variety of types of housing for all income levels." Finally, the housing element "shall estimate the maximum number of housing units that can be constructed over a five-year time frame."

The vision, strategy, goals with population and employment trends, the City's view of regional housing needs, public and private resources and constraints affecting new production in the City is a statement of goals and objectives and implementation policies and actions.

POPULATION AND EMPLOYMENT GROWTH TRENDS

Population

Between April 1980 and January 1985, the city's population increased from 28,137 to 31,121. Concurrently, the housing stock grew a total of 297 dwelling units. Table 9 and Chart 1 summarize the data on population change since 1980.

V. HOUSING PRODUCTION NEEDS

INTRODUCTION

While the previous two sections have discussed the existing housing stock and the needs of current residents, this section focuses on new housing needs in Culver City during the next five years (1989-1994). According to Section 65583(a)(1) of the Government Code, the housing element shall contain: "Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels." Additionally, a local housing element must contain "an inventory of land suitable for residential development" and "identify adequate sites to facilitate and encourage the development of a variety of types of housing for all income levels." Finally, the housing element "should establish the maximum number of housing units that can be constructed over a five-year time frame."

This section, therefore, deals with population and employment trends; the City's share of regional housing needs; public and private resources and constraints affecting new production in the City; a statement of goals and objectives; and implementation policies and activities.

POPULATION AND EMPLOYMENT GROWTH TRENDS

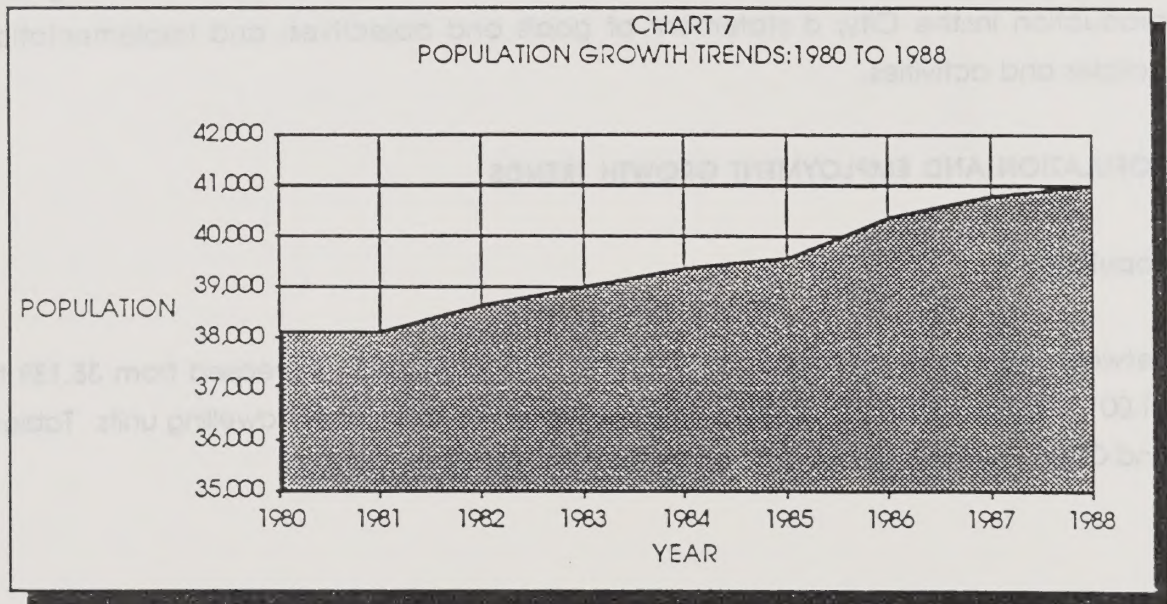
Population

Between April 1980 and January 1988, the city's population increased from 38,139 to 41,001. Concurrently, the housing stock had a net increase of 397 dwelling units. Table 9 and Chart 7 summarize the data on population change since 1980.

TABLE 9
POPULATION TRENDS 1980 TO 1988

Year	Population	Incremental Increase	Cumulative Increase
1980	38,139	-----	-----
1981	38,146	7	-----
1982	38,671	525	532
1983	39,027	356	888
1984	39,349	322	1,210
1985	39,574	225	1,435
1986	40,391	817	2,252
1987	40,778	387	2,639
1988	41,001	223	2,862

Source: U.S. Census of Population and Housing, April 1980.
State Department of Finance, Population Research Unit, Annual Population Estimates for 1981 through 1988, (as of January 1 each year).



Employment Growth

Although residential construction has slowed over the past two decades, the City has experienced a continued demand for office and commercial space, as have surrounding areas in the westside of Los Angeles. Office and commercial development in these areas, particularly Westchester, Marina del Rey, Playa del Rey, Rancho Park and Century City, increases the demand for housing in Culver City as well as traffic congestion, and demand for other municipal services including human services and recreation services.

Employment projections developed by SCAG forecast an increase of 12,230 jobs between 1984 and 2010 in Culver City.* This amounts to an average of 470 jobs per year**. The employment data are summarized below:

<u>Year</u>	<u>Employment</u>
1984	32,794
2010	45,024
Total Increase:	12,230
Annual Average Increase:	470

* Southern California Association of Governments, Draft Baseline Projections, February 1987, page 9.

** About 470 jobs would be provided in an office building of 120,000 square feet on the basis of four employees per every 1,000 square feet of office space.

SHARE OF REGIONAL HOUSING NEEDS

Article 10.6 Requirements

According to the State housing element legislation, "... a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan". (Section 65584 (a)). That same section states: "Each locality's share shall be determined by the appropriate councils of government consistent with the criteria" set forth by the State D/HCD. In the case of Culver City, the appropriate regional council is SCAG.

The projected or future housing needs must take into consideration the following factors:

1. Market demand for housing;
2. Employment opportunities;
3. Availability of suitable sites;
4. Availability of public facilities;
5. Commuting patterns;
6. Type and tenure of housing needs;
7. Housing needs of farm workers; and
8. Avoidance of further impact on jurisdictions with relatively high proportions of lower income households.

Table 10 and Chart 8 indicate the City's projected housing needs through mid-year 1994. The SCAG projections indicate a need for 1,313 new housing units: 902 market rate housing units and 411 housing units for very low- and low-income households. It is very important to note that 523 dwellings or 40% of the new construction need is to increase the vacancy level in the housing stock, not to actually house existing or additional households. In high-demand market areas such as west Los Angeles, it is very unlikely that new housing units will remain unoccupied for a 5-year period; or that new production will cause the vacating of 523 existing units. In recognition of the "burden someness" of attaining an ideal vacancy rate in "built-out" urban areas where the housing market has been "tight" for 10 years or more and existing vacant unit need is higher than anticipated household growth, SCAG revised the City's RHNA figure to 1,066 units. SCAG specifically noted in its revised RHNA figures dated December 1988, its

support of the use of these revised advisory figures when a community feels that they better represent the level of need that may occur in the current planning period. City believes the revised RHNA advisory figure represents a more fair and relevant goal. Additionally, the City's land use and housing planning focus on the real need for the construction of 762 new housing units and replacement of a projected 28 demolished units.

Sources: Southern California Association of Governments, 1978 Regional Housing Needs Assessment for Southern California, June 1978. The three components of housing unit need are:

- Household Growth - 762 housing units
- Vacancy Adjustment - 528 housing units
- Demolition Replacement - 28 housing units

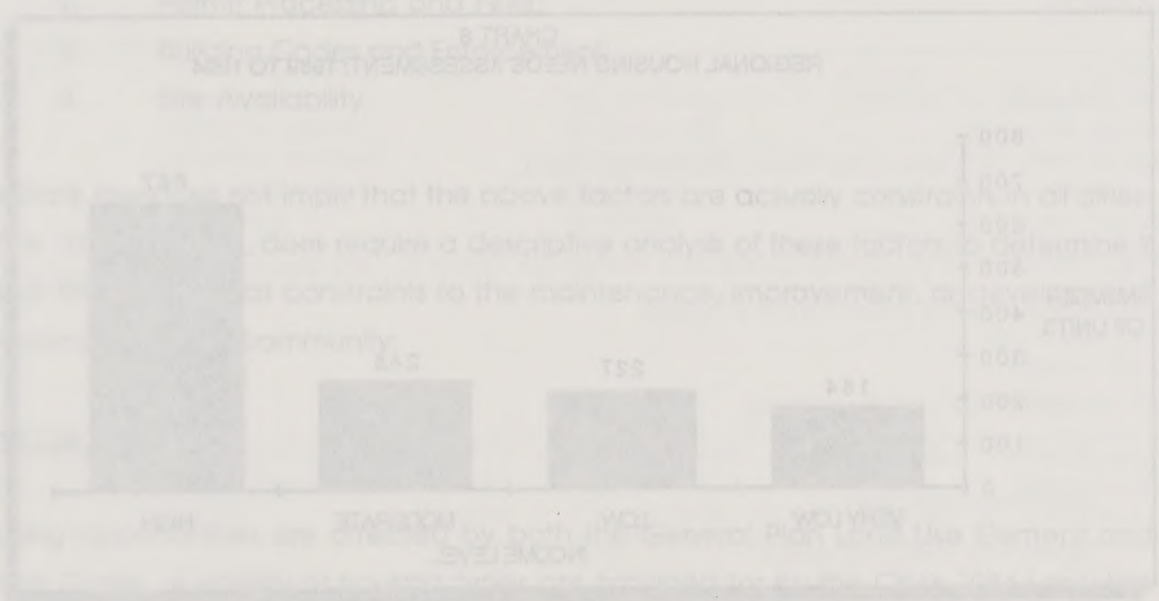


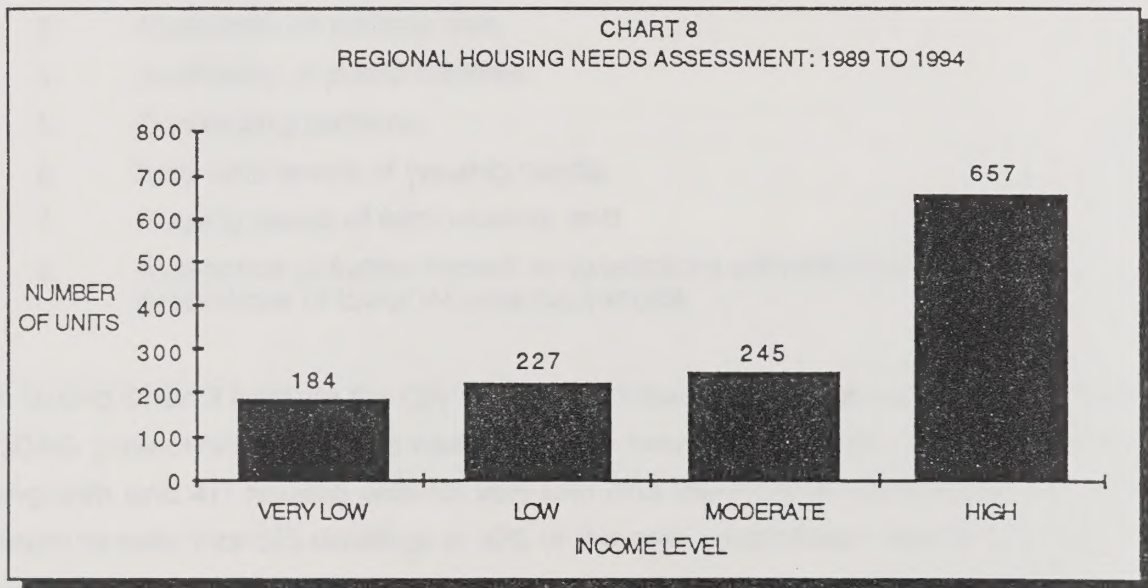
Table 11. That table indicates that additional units that would be needed to replace the 28 demolished units would be 28 units. The purpose of this table is to show the total number of units that would be needed to replace the 28 demolished units and the total number of units that would be needed to replace the 28 demolished units.

TABLE 10
REGIONAL HOUSING NEEDS ASSESSMENT: 1989 TO 1994

<u>Income Level</u>	<u>Number of Housing Units</u>
Very Low	184 (14.1%)
Low	227 (17.3%)
Moderate	245 (18.6%)
High	657 (50.0%)
Total:	1,313 (100.0%)

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, June 1988. The three components of housing unit need are:

Household Growth -- 762 housing units;
Vacancy Adjustment -- 523 housing units;
Demolition Replacement -- 28 housing units.



RESOURCES AND CONSTRAINTS

According to State law, the Housing Element must contain an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels. In addition, a community's housing element must contain an assessment of non-governmental constraints, including land costs, construction costs and financing availability (i.e., market factors). Finally, this subsection provides a brief summary of some major state and federal resources pertinent to housing production needs.

Governmental Factors

The governmental factors required by the analysis are:

1. Land Use Controls (General Plan Land Use Element and Zoning Code);
2. Permit Processing and Fees;
3. Building Codes and Enforcement;
4. Site Availability.

The State law does not imply that the above factors are actually constraints in all cities. Article 10.6, however, does require a descriptive analysis of these factors to determine if any of them do act as constraints to the maintenance, improvement, or development of housing in a local community.

Land Use Controls

Housing opportunities are affected by both the General Plan Land Use Element and Zoning Code. A variety of housing types are provided for by the City's 1984 Land Use Element as shown in Table 11. That table indicates that residential densities range from 8.7 dwellings per acre or less to 29 dwellings per acre or less. The purpose and intent of each residential land use category also is defined in Table 11.

TABLE 11
LAND USE ELEMENT RESIDENTIAL CATEGORIES

Land Use Category	Residential Density (dus/ac) *	Net Area Per Parcel (s.f.)	Purpose/ Intent
Low Density, Single Family Residential	8.7 or less	5,000	Preserve and encourage single family residential developments
Low Density, Two Family Residential	17.4 or less	5,000	Preserve and encourage two family dwelling residential development
Low Density, Multiple Family Residential	15 or less	15,000	Preserve and encourage large scale residential developments
Medium Density, Multiple Family Residential	29 or less	15,000	Preserve and encourage small scale residential developments

* per net acre

Source: City of Culver City 1984 Land Use Element.

The provisions of the Zoning Code are noted on Chart 9. For each residential zoning district, the following information is noted:

1. Residential Use Permitted;
2. Minimum Lot Area;
3. Minimum Unit Size;
4. Maximum Building Height;
5. Maximum Density; and
6. Minimum Parking.

CHART 9
RESIDENTIAL ZONING STANDARDS: 1989

Zone	Residential Uses Permitted	Minimum Lot Area	Minimum Unit Size	Maximum Building Height	Maximum Density	Minimum Parking
R-1: Single-Family Dwelling	- One single family dwelling - Residential Care Facilities (CUP)	4,000 S.F.	1,000 S.F. ground floor area	30'	1 du per lot	2 covered spaces per unit - For units w/ more than 5 bdms. 1 space for each addit. bdrm.
R-1a: Single Family Dwelling	- One single family dwelling - Residential Care Facilities (CUP)	4,000 S.F.	1,300 S.F. ground floor area	30'	1 du per lot	2 covered spaces per unit - For units w/ more than 5 bdms. 1 space for each addit. bdrm.
R-1z: One Family Dwelling/Zero Lot Line	One single family dwelling	4,000 S.F.	1,400 S.F.	30'	1 du per lot	2 covered spaces - For units w/ more than 5 bdms. 1 space for each addit. bdrm.
R-2: Two Family Dwelling	- One single family dwelling - One two-family dwelling (duplex) - Two single family dwellings	4,000 S.F.	1,000 S.F. Single Family dwelling; 750 S.F. per unit for two family dwellings	30'	2 du per 4,000 S.F.	2 covered spaces per single family dwelling - For units w/ more than 5 bdms.-1 space for each addit. bdrm. 2 spaces per two-family dwelling w/ 1/2 the spaces covered
R-3: Low Density Multi-Family	- Uses permitted in the R-1 and R-2 zones - Multi-family dwellings	Refer to CCMC Chapter 31; Subdivisions	1 family dwelling 1,000 S.F. 2 family dwellings-750 S.F. 1 bdrm. in M.F. 700 S.F. 2 bdrm. in M.F. 900 S.F. 3 bdrm. in M.F. 1,100 S.F. - More than 3 bdms.-1,100 S.F. plus 150 S.F. for each bdrm. over 3 bdms.	40' 3 story max.	2,904 S.F. net lot area per dwelling	2 spaces per du w/ 50% spaces covered (15 du/ac)
R3a	(see R-3)	Same as above	(see R-3)	35' 2-story max.	(see R-3)	(see R-3)

CHART 9 (Cont.)
RESIDENTIAL ZONING STANDARDS: 1989

Zone	Residential Uses Permitted	Minimum Lot Area	Minimum Unit Size	Building Height	Maximum Density	Parking
R-4: Medium Density Multi-Family	• Uses permitted in the R-1 and R-2 zones • Multi-Family dwellings	Refer to CCMC Chapter 31: subdivisions	• 1 family dwelling 1,000 S.F. • 2 family dwellings-750 S.F. • 1 Bdrm. in M.F. 700 S.F. • 2 Bdrm. in M.F. 900 S.F. • 3drm. in M.F. 1,100 S.F. • More than 3 bdrms.-1,100 S.F. plus 150 S.F. for each bdrm. over 3 bdrms.	35'	1,500 S.F.net lot area per dwelling (29 du/ac)	• 1 1/2 spaces for each bachelor, single or 1 bdrm. unit • 2 spaces for each unit w/ 2 or more bdrms. • 2 spaces in a garage or carport for one family unit • 4 spaces for a two family dwelling w/ 2 of the spaces in a garage or carport

NOTE: du refers to dwelling unit.

CCMC refers to Culver City Municipal Code

CUP refers to Conditional Use Permit

AC means acre

SF means Single Family

MF means Multi-Family

MAX refers to maximum

The majority of the land area of Culver City is zoned for residential development, and much of the existing development is at lower densities than those allowed under current zoning. To stimulate the development of vacant land, the minimum size for single family and two family lots was reduced from 5,000 to 4,000 square feet in 1982. Residential and mixed use development is permitted in commercial zones without any special permits, and in certain industrial zones with a conditional use permit. (Light Manufacturing (M-1) Zone and above.)

Permit Processing and Fees

The City's permit processing fees and procedures do not represent a significant constraint on development. A March 1985 survey of surrounding jurisdictions established that Culver City's permit fees and processing times are in order with the average for the area. That survey was updated in March 1989 and is summarized in Chart 10. The updated survey confirms that the City's fees remain on par with neighboring jurisdictions.

Although permit processing by the City is efficient, most projects include the recycling of land and many may require an environmental assessment, site plan review, tentative tract map and/or zone change and public hearings before the Planning Commission, City Council, and/or Redevelopment Agency. These discretionary actions increase processing time and perhaps contribute to development costs. Certain of these requirements are mandated by the State of California; others are required by local ordinance.

Building Codes and Enforcement

Culver City enforces the Uniform Building Code. In 1988, approximately 60 Notices to Comply were issued each month. Complaints regarding substandard structures are handled by the building inspectors. Approximately one notice per month is issued.

CHART 10
SCHEDULE OF RESIDENTIAL PLANNING FEES: 1989

Type of Application	City of Culver City	City of Hawthorne	City of Manhattan Beach	City of Redondo Beach
General Plan Amendment	Map - \$706.00 Text - \$1,413.00	\$564.00	\$654.00	\$750.00
Zone Change	Map - \$706.00 Text - \$1,413.00	\$564.00	\$654.00	\$750.00
Conditional Use Permit	Single family or two family dwelling \$677.00 other \$918.00	\$376.00 For condos, stock coop's, community apartments, PUD's via parcel or tract map-\$456.00 plus \$100 for each new unit, \$50 for each converted unit and a \$10 fee for each unit.	\$654.00	\$625.00 For condo - \$800.00 + \$400.00 per unit plus a supplemental fee of \$1,250 for condo conversions.
Variance	One or two family dwelling \$677.00 other \$918.00	\$376.00	\$654.00	Single family homes-\$250.00 other uses \$500.00
Tentative Tract Map	\$706.00 plus \$14.00 per land and air space lot.	\$403.00 + \$100.00 per lot.	\$392.00	\$750.00

The above fees were effective as of July 1, 1989. On average, they are estimated to cover approximately only 1/5 to 1/3 of the actual case processing costs incurred by the City.

Site Availability

When the 1978 Land Use Element was adopted, residential land uses were categorized in terms of their percent of all land uses in the City in 1978 and projected through 1990. The 1978 and 1990 residential land use percentages, as amended in the 1984 revision, are shown below in Table 12:

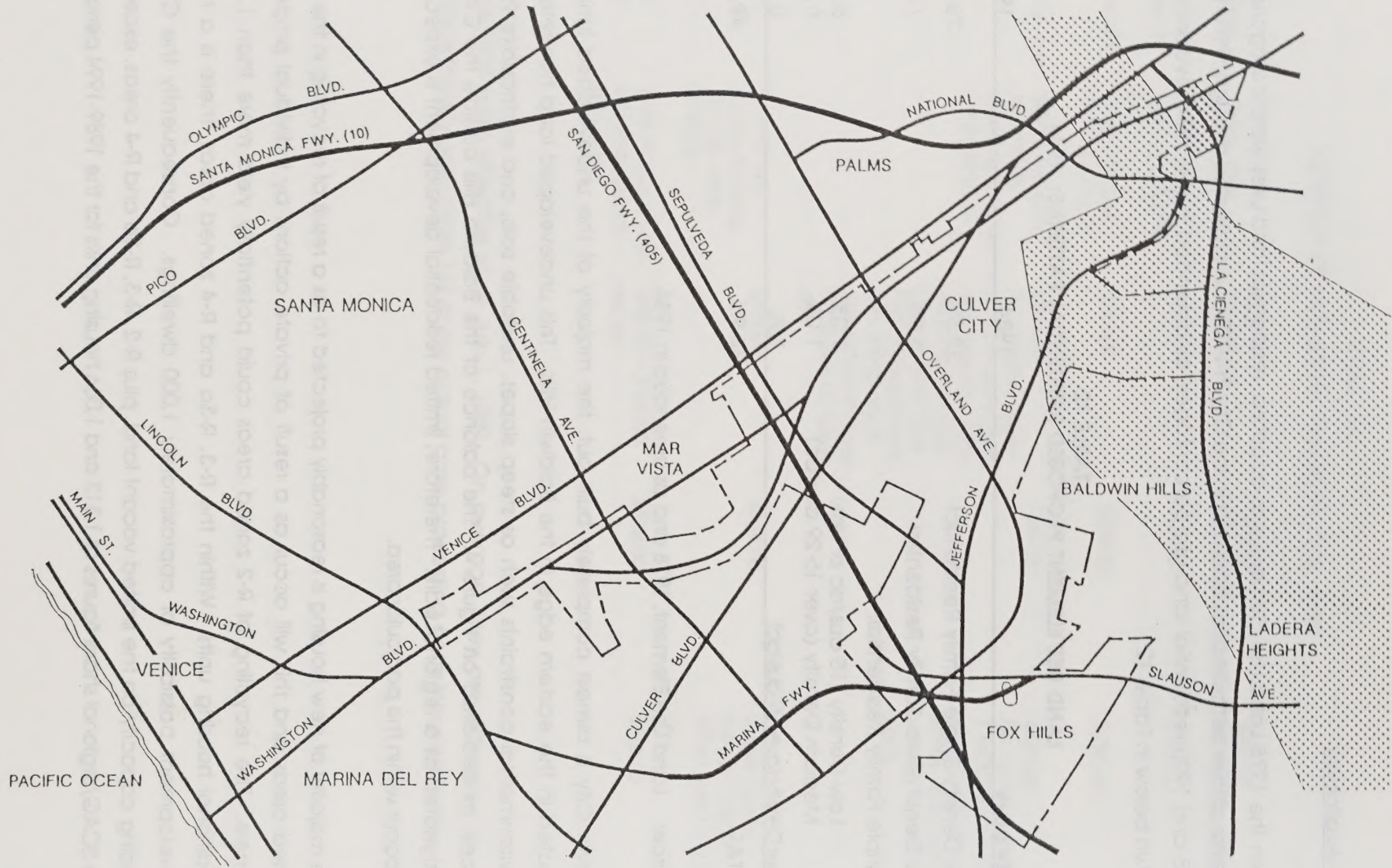
TABLE 12
LAND USE ELEMENT PROPOSED RESIDENTIAL PATTERNS: 1984

<u>Category</u>	<u>1984</u>	<u>1990</u>
Low Density-Single Family Residential	33.5%	28.5%
Low Density-Two Family Residential	3.9%	7.5%
Multiple Family Residential:		
Low Density (15 dus/ac or less)	1.0%	6.5%
Medium Density (over 15-29 dus/ac)	1.0%	6.6%
Other Density (over 29 dus/ac)	7.5%	0.0%
TOTAL:	46.9%	49.1%

Source: Land Use Element, 1978 and as amended in 1984.

Culver City is almost completely built out; the majority of the undeveloped land is located in the eastern edge in the Baldwin Hills. This undeveloped land has several environmental constraints such as steep slopes, unstable soils, and earthquake fault traces, as depicted on Figure 4. The balance of the Baldwin Hills outside the City is designated as a regional park. Therefore, limited residential development is expected to occur within this particular area.

The majority of new housing is reasonably projected to as a result of recycling in the R-2 zoned areas and this will occur as a result of private actions by individual property owners. The recycling of R-2 zoned areas could potentially yield more than 1,100 additional housing units. Within the R-3, R-3a and R-4 zoned areas, there is a new development possibility of approximately 1,000 dwellings. Consequently the City's holding capacity on the limited vacant land, plus R-2, R-3, R-3a and R-4 areas, exceeds the SCAG/regional share figures of 1,313 and 1,066 housing units for the 1989-1994 period.



Development Constraints
CULVER CITY

-  AREAS OF 100 YEAR SHALLOW FLOODING
-  100 YEAR FLOOD ZONE
-  ALQUIST-PRIOLO SPECIAL STUDIES ZONE
-  AREAS BETWEEN 100-500 YEAR FLOOD ZONES

↑
FIGURE 4

Three sites have been identified for future production of affordable housing:

1. The site at 5250 Sepulveda Boulevard is proposed to be developed residentially, with 25% of the 125-175 townhouses/-condominiums for up to moderate income households and all the 50 to 75 rental units for low and moderate income seniors.
2. The site at 5166 Sepulveda Boulevard was acquired by the Redevelopment Agency in 1986 . The Agency will convey the property to a non-profit organization for the development of 48 affordable units for elderly occupancy under HUD's Section 202/8 program.
3. A 100-unit congregate housing development at 3995 Overland Avenue for frail elderly is presently under construction, of which 20 units will be restricted for lower income occupancy.

In addition to affordable housing development, market rate development is planned to occur over the next five years. It is projected that 413-468 market rate housing units will be constructed during the planning period.

The chart below summarizes known site availability for new construction:

**CHART 11
SITE AVAILABILITY FOR
NEW HOUSING CONSTRUCTION**

<u>Market Rate</u>	<u>Affordable</u>
1. 6071 Slauson Avenue 173 units	1. 5166 Sepulveda Boulevard 48 units - very low income elderly
2. 5250 Sepulveda Boulevard 90-140 units	2. 5250 Sepulveda Boulevard 50-75 units up to moderate income elderly
3. 3995 Overland Avenue 80 units of senior citizen con- gregate care (mixed rate)	3. 5250 Sepulveda Boulevard 35 units up to moderate income individual families
4. 4901 Overland Avenue 30 units	4. 3995 Overland Avenue 20 units up to moderate income elderly
5. 3933 Bentley Avenue 10 units	
6. Infill Other Development Sites 30-35 units	
Total: 413-468 units	153-178 units

CHART 12: HOUSING PROGRAMS 1989 - 1994

PROGRAM OBJECTIVES	AGENCY	FUNDING	PROJECTED JULY 1989-JUNE 1994 HOUSEHOLDS	IMPLEMENTATION ACTIVITIES
Mobilehome Park Assistance	CCRA	CCRA	80	Assistance to low to moderate income residents to facilitate purchase and rehabilitation. Escrow to close fall 1990.
Section 8 Rental Assistance	Housing Division	Federal	100	Rent subsidies for families, the elderly and the handicapped/disabled. Federal: 20 units per year; CCRA; 40 units 1990-91.
Supplemental Rental Assistance		CCRA	40	
Neighborhood Preservation - Multi-Family - Single-Family - Barrier Free Housing Rehab	Housing Division	CDBG/CCRA	75 175 15	Low interest or deferred loans, grants and rebates for residential rehabilitation. Rehab. of 53 units per year.
Landlord Tenant Mediation Board	Housing Division	CCRA	100	Mediation of rent-increase related disputes. Resolution of 20 disputes/per year
Group Homes	CCRA	CCRA	5 homes 28-30 residents	Establishment/development of group homes for populations with special housing needs. One per year
New /Infill Housing Development	CCRA	CCRA	5	Market-rate units to be located at Cattaraugus Ave. (3) and Caroline Ave. (1) & McConnell Blvd. (1) Development: 1991-92.
Energy Conservation	Planning Division	City	Ongoing	Local Energy Conservation Program to be completed 1994.
Mobile Homes in R-1 Zone	Planning Division	City	Ongoing	Same development standards as R-1
One-Stop Permit Processing	Planning/ Engineering/ Building Divisions	City	Ongoing	Implemented at interim City Hall which will be in use through 1994, when new City hall is to be occupied.
R-1 and R-2 Development Standards Revisions	Planning Division	City	Ongoing	Public hearings and adoption winter/spring 1991.
R-3 and R-4 Development Standards Revisions	Planning Division	City	Ongoing	Public hearings and adoption Winter 1990-1991
Condominium Conversion Regulations	Planning Division	City	Adopt Ordinance	Ordinance adoption expected 1991-1992.
Density Bonus - Family	Planning Division	N/A	10	City staff is continuously investigating opportunities upon sites scattered citywide.
- Senior Citizen/Handicapped	CCRA/Planning	Federal/CCRA	48	
Mortgage Asst. Program	CCRA	CCRA	20	Mortgage assistance to up to moderate income first-time homebuyers to make purchases affordable, to be implemented 1991.
Citywide site inventory analysis	Planning/Housing Divisions	City	Sites to make-up shortfall	Activities: During 1990-92 City staff will attempt to identify adequate sites for new hsg. development of all types for all income levels.

In addition to the above, and as noted previously, the City has a large number of lots that are zoned R-2, R-3, and R-4 but which are presently developed with single family units or fewer units than permitted by current zoning. These lots allow for a recycling potential. A quantification of this potential housing unit yield, based on the zone district density, is 2,100 housing units. Future site availability actions of the City include:

1. During 1990-1992 City staff will proceed to physically inventory the entire City to identify those underutilized sites.
2. The City is currently proceeding to update its Land Use and Circulation Elements, and will analyze the residential patterns in the City. This update may reveal additional sites not currently designated for residential development which may be suitable for recycling from non-residential to residential use.

Changing residential uses to higher density is subject to City review to ensure that such changes are consistent with the General Plan and that the existing infrastructure can accommodate the additional load. The City's water and sewer lines are expected to be adequate to serve existing and projected growth. Although the City maintains its own sewage collection facilities, it contracts with the City of Los Angeles to allow for the sewage to be discharged into the Los Angeles County sewage system. Culver City's sewage flow rate was estimated to be 75% of the contractual limit as of June 1989. The City is presently investigating ways to ensure that future development is not restricted because of inability to accommodate additional sewage flows.

Another major infrastructure concern is street capacity and provision of parking -- especially for non-residents. The City's street system is adequate for its current population, but through traffic to employment centers in adjacent areas, household composition and visitor parking create problems. Although this is mainly a concern for proposed office, commercial, and industrial projects, the street infrastructure has an impact on proposals to intensify residential use also.

1. Very Low Income
2. Low Income
3. Moderate Income
4. Above Moderate

Non-Governmental Constraints

Three market factors are cited by State law as a necessary part of the constraints analysis:

1. Land costs;
2. Construction costs; and
3. Financing availability.

In the Culver City market analysis, the scope of analysis is enlarged to include an assessment of prevailing prices and rents.

Market Rate Costs

Most ownership housing opportunities in the City result from turnover in the market or resale units. A sample survey conducted by the Jon Douglas Company between September 1988 and March 1989 showed that the average sales price of a single family resale unit in Culver City was \$311,000 and was on the market for 56 days.

According to United Multiple Listing Service and Century 21 Realtors, the following were the average sales prices of homes in Culver City during the second half of 1988:

<u>Type</u>	<u>Average Sales Price</u>
Single Family	\$325,000
Townhouses	\$209,000
Condominiums	\$132,000

While current rental housing cost data are limited, they do provide evidence of the prevailing market constraints. A brief survey of the listed rents of apartments revealed the following monthly cost ranges:

<u>Number of Bedrooms</u>	<u>Rental Cost Range</u>
1 bedroom	\$395 to \$745
2 bedrooms	\$700 to \$950
3 bedrooms	\$895 to \$1,150

According to the State Department of Finance, there are 148 mobile homes in the City's housing inventory. A survey conducted in May 1989 revealed no vacancies and average space rents of \$220 to \$235.

Of the City's group quarters population, 451 persons were identified as living in a "home for the aged" in the 1980 U.S. Census. A survey conducted in May 1989 on market costs yielded the following information on monthly boarding home facility costs: \$1,250 for a private room; \$850 for a shared room; and \$619 for a social security income person.

Housing production costs (land, construction and financing) are another market factor affecting the affordability of new sales housing. Local developers in Culver City familiar with market conditions indicated that the average land value for a townhouse project was \$50,000 per unit and \$30,000 per unit for an apartment project. The total production costs for a townhome and apartment project were in excess of \$100,000 per unit.

As of August 1989, a survey of California's largest financial institutions was conducted. That survey covered nine banks and the interest rates (fixed) ranged from 10.26% to 10.65%. There were 29 savings and loans included in the survey and the interest rates ranged from 10.024% to 10.77%.

Two local financial institutions were contacted in April 1989 to determine financing costs. The survey results are as follows:

- | | |
|----------------------------|------------------------|
| • Down payment | 10% to 20% |
| • Interest rate (fixed) | 9.45% to 10.05% |
| • Interest rate (variable) | 14.2% cap to 14.5% cap |
| • Term | 30 years |

Affordable Housing Costs

Housing costs as a constraint on affordability must be examined in light of the rental and ownership costs within the means of various economic segments. State law identifies four economic segments:

1. Very Low Income
2. Low Income
3. Moderate Income
4. Above Moderate

The annual income limits of these four groups are further defined by HUD in reference to the median income for Los Angeles County and adjusted by household size. The median income for all households in Los Angeles County was \$38,000 as of February 1989.

Affordable housing costs for very low and low income households are estimated in Tables 13 and 14. The affordable rental housing costs are computed on the basis of 30% of monthly income. The affordable ownership costs, or purchase price of a home, are calculated on the basis of the rule of thumb of 2.5 x the annual household income. These affordable housing costs then can be compared to the market costs in Culver City to confirm the existence of market constraints.

These data clearly indicate that prevailing ownership costs and rents are out of the economic grasp of very low- and low-income households. For example, the affordable rental payment for a lower income family of five is \$807 per month. Yet, this family would more than likely need a three-bedroom unit and these are available for monthly rents in the range of \$895 to \$1,150. Some attached housing, with the assistance of gap financing, could be within the means of moderate first-time buyers. Affordable sales housing would require deep subsidies if financial assistance were provided in the existing single-family stock or through new construction.

TABLE 13
VERY LOW INCOME -- AFFORDABLE HOUSING COSTS: 1989

<u>Household Size</u>	<u>Very Low Income</u>	<u>Affordable Housing Costs</u>	
		<u>Rental</u>	<u>Ownership</u>
1	\$13,950	\$350	\$34,875
2	\$15,950	\$400	\$39,875
3	\$17,950	\$450	\$44,875
4	\$19,950	\$500	\$49,875
5	\$21,550	\$539	\$53,875
6	\$23,150	\$579	\$57,875
7	\$24,750	\$619	\$61,875
8	\$26,350	\$658	\$65,875

TABLE 14
LOW INCOME -- AFFORDABLE HOUSING COSTS: 1989

<u>Household Size</u>	<u>Low Income Limits</u>	<u>Affordable Rental</u>	<u>Housing Costs Ownership</u>
1	\$21,300	\$533	\$53,250
2	\$24,300	\$607	\$60,750
3	\$27,350	\$684	\$68,375
4	\$30,400	\$760	\$76,000
5	\$32,300	\$807	\$80,750
6	\$34,200	\$855	\$85,500
7	\$36,150	\$904	\$90,375
8	\$38,000	\$950	\$95,000

Source: U.S. Department of Housing and Urban Development, Los Angeles Area Office, Region IX, "Revised Income Limits for Public Housing and Section 8 Programs and Median Family Incomes for Fiscal Year 1989," February 1989.

State and Federal Resources

Summarized below are some of the major Federal and State government programs which provide financial or other resources to address unmet housing production needs:

1. The Section 202 Direct Loan Program for the Elderly or Handicapped provides low-interest construction loans to non-profit sponsors to finance new rental housing designed for elderly or handicapped persons. Rental assistance funds to reduce occupancy costs are made available for 100% of the Section 202 units.
2. The State Rental Housing Construction Program which is designed to stimulate the production of rental housing for very low and low income households. Three basic financing approaches are available; counties, cities and housing authorities are eligible for direct financing.
3. Proposition 84 (Housing and Homeless Bond Act of 1988) would make \$300 million available to this program to produce 33,000 new emergency shelter beds, 22,000 rehabilitated residential hotel units, 8,000 rental units for low income tenants and 300 farmworker housing units. Churches and private organizations will be eligible to build, own and manage low-income housing financed under this bond act.
4. State density bonus law was enacted to "contribute significantly to the economic feasibility of low- and moderate-income housing in proposed housing developments." To this end, State law requires localities to provide 20% bonuses over the otherwise zoned maximum density to developers who agree to specified conditions. Those conditions are to construct a certain percentage of development for either low income households, lower-income households, or senior citizens.

Government Code Section 65915 et. seq. as amended in 1989 provides that a local government shall grant a density bonus of at least 20% and one financially equivalent incentive, to developers of five or more unit projects agreeing to construct at least: (1) 20% of a housing development's units for very-low or low income households; or (2) 10% of a housing development's units for very low income households; or (3) 50% of a development's units for senior citizens.

In 1983, Section 65915.5 was added to extend the density bonus entitlement to condominium converters agreeing to provide at least: (1) 33% of the units to low- and moderate-income households; or (2) 15% to lower-income households. These provisions do not require approval of a conversion application by a locality, nor is a bonus required if the converting project received a bonus when originally developed.

GOALS AND OBJECTIVES

This section presents the goals and objectives of the Housing Element as they pertain to housing production. The purpose of this section is to establish general and specific guidelines for City actions to meet the following requirements of state law:

A statement of community goals, quantified objectives, and policies relative to the maintenance, improvements and development of housing.

Culver City supports and endorses the statewide housing goal " . . . of a decent home and a satisfying environment for every Californian . . . " In addition, the City supports and endorses the three goals incorporated in present State law pertaining to the manner in which the actions of the City must be directed so that there is adequate provision for the development of housing to meet the needs of all economic segments. These statewide goals are summarized below:

Statewide Goal 1: Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Statewide Goal 2: Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.

Statewide Goal 3: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

City Goals

1. Coordinate the plans, programs and policies of all City departments in order to create planned, orderly and citywide residential development adequately and efficiently served by a balanced system of transportation, community facilities and public services sensitive to the environmental, social and economic characteristics of the community.
2. Provide for a residential lifestyle which is environmentally sound, aesthetically pleasing and which places a high priority on quality development.
3. Provide a balanced distribution of any and all new lower income housing production throughout the City in order to eliminate the potential of creating areas of high concentration of any one type of household income range.
4. Promote the construction of energy-efficient housing.

Objectives

With regard to numerical objectives, both the housing element law and SCAG acknowledge that local governments are constrained in acting alone to address housing needs, particularly the lack of new affordable housing. According to SCAG:

"Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied."

The SCAG Regional Housing Needs Assessment also states:

" . . . there has been a great deal of miscommunication and misunderstanding of the true significance of these numbers. They are NOT quotas for development which cities must reach by 1994. Rather, they are an identification of regional housing need and an allocation of it by jurisdiction. . . . when a jurisdiction finds in its Housing Element that the allocation is not achievable by 1994 for certain reasons explicit in the State Housing Law, it may modify these numbers in accordance with State law."

The following housing production objectives are established for the five-year period from mid-year 1989 to mid-year 1994:

Facilitate the construction of 566 to 646 new housing units for all economic segments during the 1989-1994 time period, as follows:

- a. 413 to 468 market rate housing units.
- b. 35 moderate-income housing units for first-time home buyers.
- c. 50 to 75 lower income housing units for senior citizens.
- d. 68 very low income housing units for senior citizens.

The quantified objectives for new construction are based upon affordable housing that is planned to be developed during the next five years. With respect to market-rate housing, the numerical objectives reflect past development trends and an anticipated high demand for new housing on the westside, including Culver City, by affluent households. The quantified objectives by income group also are essentially in the same proportion as the City's "share of regional housing need".

IMPLEMENTATION POLICIES AND ACTIVITIES

Current Implementation Policies and Activities

1. Continue to implement a program of providing replacement housing on underdeveloped parcels through the efforts and resources of the Redevelopment Agency.
2. Continue to implement Government Code Section 65915, et. seq., which provides that a local government shall grant a density bonus of at least 20% and one financially equivalent incentive, to a developer agreeing to construct affordable housing within a five-or-more unit project.
3. Prepare a local Energy Conservation Program to consolidate various City planning efforts and activities in this area.
4. Continue to seek new housing production on current and future affordable housing sites, including the 5250 Sepulveda Boulevard and 5166 Sepulveda Boulevard.

Future Implementation Policies and Activities

1. Re-establish an "Affordable Housing Task Force" to evaluate sites within the City that are suitable for affordable housing, including new housing designed specifically to meet the needs of seniors, disabled persons, single-parents and large families.
2. Evaluate the possibility of establishing a seniors home-sharing program.

3. During 1990-1992, City staff will proceed to physically inventory the entire City to identify those underutilized sites.
4. The City is currently proceeding to update its Land Use and Circulation Elements, and will analyze the residential patterns in the City. This update may reveal additional sites not currently designated for residential development which may be suitable for recycling from non-residential use.

IMPLEMENTATION POLICIES AND ACTIVITIES

Current Implementation Policies and Activities

1. Continue to implement a program of providing residential housing on underdeveloped sites through the efforts and resources of the Development Agency.
2. Continue to implement the program of providing housing on sites which are currently underutilized or vacant, and which are located in areas of high density and high demand for housing.
3. Prepare a local Energy Conservation Program to encourage energy conservation in the City.
4. Continue to provide housing for the elderly and disabled persons in the City.

Future Implementation Policies and Activities

1. Re-evaluate the Affordable Housing Task Force to evaluate the City's role in providing affordable housing, including new housing designed specifically to meet the needs of senior disabled persons, single-parents and large families.
2. Evaluate the possibility of establishing a senior home-sharing program.

VI.
EQUAL HOUSING OPPORTUNITY

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862.

2. The second part is a report from the Secretary of the Treasury, dated January 3, 1862.

3. The third part is a report from the Secretary of the Interior, dated January 3, 1862.

4. The fourth part is a report from the Secretary of the Navy, dated January 3, 1862.

5. The fifth part is a report from the Secretary of the War, dated January 3, 1862.

6. The sixth part is a report from the Secretary of the State, dated January 3, 1862.

7. The seventh part is a report from the Secretary of the Army, dated January 3, 1862.

8. The eighth part is a report from the Secretary of the Navy, dated January 3, 1862.

9. The ninth part is a report from the Secretary of the War, dated January 3, 1862.

NEED ASSESSMENT

The State housing law requires that a community's five-year schedule of actions, or housing program, be the following:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

The Westside Fair Housing Council is under contract to the City to provide fair housing services; these services include:

1. Housing Discrimination Inquiries/Complaints
2. Landlord/Tenant Problems
3. Distribution of Fair Housing Information to Property Owners/Managers
4. Speaking Engagements
5. Media Contacts

RESOURCES AND CONSTRAINTS

On January 23, 1989, HUD published final rules implementing the 1988 Federal Fair Housing Act. Under this law, the disabled have been added as a protected class. One consideration was given to apartment owners in allowing them to collect special charges for disabled tenants modifying apartments to make them more accessible. The new law gives disabled tenants the right to demand alterations to units without being management increases their security deposits. Landlords, however, may negotiate with tenants to set up separate interest-bearing accounts to cover cost of restoring modifications when tenants vacate. The following conditions are also outlined in the HUD final rules:

1. Extra payments may be negotiated only when it is reasonable to do so.
2. Disabled residents must obtain landlord's permission before proceeding with modifications.
3. The apartment owner may not require tenants to follow a detailed approval process.

VI. EQUAL HOUSING OPPORTUNITY

NEEDS ASSESSMENT

The State housing law requires that a community's five-year schedule of actions, or housing program, do the following:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

The Westside Fair Housing Council is under contract to the City to provide fair housing services, these services include:

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RESOURCES AND CONSTRAINTS

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1. Escrow payments may be negotiated only where it is reasonable to do so.
2. Disabled residents must obtain landlord's permission before processing with modifications.
3. The apartment owner may not require tenants to follow a detailed approval process; permission to make modifications may be oral.

4. Owners may withhold permission until renter selects a responsible contractor to do the work.
5. Management may condition approval on renter providing reasonable description of planned alterations and assurances that necessary building permits will be obtained.

HUD published "final rule" concessions to the 1988 Federal Fair Housing Act (January 23, 1989) implementing amendments that add families with children as a protected class under the federal housing law. Although the regulations offer retirement communities more leeway in types of facilities and services they must offer to be exempt from admitting children, this leeway is not extended to mobile home park operators. The act only provides exemptions for all-adult communities for pre-retirees at least 55 years old and elderly 62 or older.

GOALS

1. Continue efforts to promote fair housing and non-discrimination in housing sales and rentals.
2. Continue efforts to promote development of housing available to all income and age levels.

IMPLEMENTATION POLICIES AND ACTIVITIES

Current Implementation Policies and Activities

1. Continue implementation of the City and Los Angeles County fair housing programs.
2. Promote equal housing opportunity throughout the City.
3. Promote greater awareness of tenant and landlord rights.

Future Implementation Policies and Activities

1. Assure that appropriate City staff have knowledge of fair housing legislation and of agencies for referral of discrimination complaints.
2. Promote housing which meets the special needs of large families, minorities, elderly, disabled, and single parent households with children.

VII.
5-YEAR HOUSING PROGRAM

[Illegible text]

INTRODUCTION

Section 65583(c) of the Government Code states that a housing element shall contain: "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available." There are five topics that must be included in the housing program:

1. Identification of adequate housing sites.
2. Assist in development of adequate housing to meet the needs of low- and moderate-income households.
3. Remove governmental constraints to the maintenance, improvement, and development of housing.
4. Conserve and improve the condition of the existing housing stock.
5. Promote fair housing opportunities for all persons.

The implementation policies and activities identified in Sections III through VI meet the intent and purpose of a five-year housing element program. Some of the activities that the City implements serve to meet one or more of the five components of a "housing program" as identified by Section 65583(c) of the Government Code. For example, the Section 8 rental assistance program serves to meet both the "conservation of existing affordable housing" as well as "adequate housing to meet the needs of low- and moderate-income households."

Chart 13 on the following page identifies the specific programs implemented by the City and their relation to the statewide program categories.

CHART 13
5-YEAR HOUSING PROGRAM

	Housing Improvement and Conservation	Housing Assistance	Housing Production	Equal Housing Opportunity
Neighborhood Preservation Program	YES	NO	NO	NO
Section 8 Rental Assistance Program	YES	YES	NO	NO
Agency Assisted Housing Program	YES	YES	YES	YES
Density Bonus Program	NO	YES	YES	NO
Tenant-Landlord Median Board	YES	NO	NO	YES
CDBG Fair Housing Program	NO	NO	NO	YES

NEIGHBORHOOD PRESERVATION PROGRAM (NPP)

This program provides subsidies for rehabilitation of single-family and multi-family residential units Citywide. Households with up to 120% of the median income for the Culver City area are eligible for interest subsidy or compensating balance loans, deferred payment loans, rebates, and/or grants for the purpose of making home repairs and improvements. More than 300 housing units have been repaired with CDBG and Redevelopment Agency resources since inception of the program in 1977.

SECTION 8 RENTAL ASSISTANCE PROGRAM

This program provides rent subsidies on behalf of eligible very low income elderly, handicapped/disabled individuals and families who rent decent, safe and sanitary rental units in the private housing market in Culver City. Funds are provided through HUD for 288 units.

Under this program, preference is given to applicants who reside or work in Culver City and qualify for one or more of the three federal preferences:

- Applicants living in substandard housing;
- Applicants who are being involuntarily displaced through no fault of their own; and
- Applicants who are paying more than 50% of family income for rent and utilities.

Two types of rental assistance are available: Certificates and Vouchers. As of May 1, 1989, 227 certificates and 46 vouchers were under lease for a total of 273 households receiving rental assistance (95% lease-up).

REDEVELOPMENT AGENCY ASSISTED HOUSING PROGRAM

Affordable Housing Sites and Production

Three sites have been identified for future production of affordable housing:

1. The site at 5250 Sepulveda Boulevard is proposed to be developed residentially, with 25% of the up to 125-175 townhouses/condominiums for up to moderate income households and all the 50 to 75 rental units for low and moderate income seniors.
2. The site at 5168 Sepulveda Boulevard was acquired by the Redevelopment Agency in 1986 for the purpose of developing up to 48 affordable rental housing units for elderly occupants.
3. The Redevelopment Agency presently owns four residential properties which are proposed to be sold to a private developer for construction of six housing units, four of which are to be made available to up to moderate income families at affordable housing costs, and two of which are to be made available at market rate.

Future Rental Housing Assistance (Potential Future Activity)

The City has two Section 8 Annual Contributions Contracts with HUD for operation of the Housing Certificate Program and the Housing Voucher Program, as noted above. These rental assistance contracts, which provide rent subsidies for up to 288 households, will expire in June 1991 (261 units) and March 1994 (27 units). It is anticipated that the contracts will be renewed, but in a different format. The Redevelopment Agency could continue assistance for these very low income elderly and/or family tenants through a Redevelopment Agency subsidized rental assistance program should the federally funded program expire or not be renewed.

Homeless (Temporary Housing) Rental Assistance (Potential Future Activity)

Another potential use for the rental assistance fund is for temporary emergency rental assistance for income eligible households, homeless or about-to-be homeless. Such assistance could provide up to four months for rent, security deposit and/or utilities/furnishings.

Mortgage Participation Loans (Potential Future Activity)

This proposed program, now in the planning stages, would offer assistance to first-time up to moderate income home buyers, most of them young, who have been identified by the National Housing Task Force as the hardest hit by spiraling housing costs and declining availability of affordable rental property. This participation program would increase the opportunity for up to moderate income households to become homeowners by easing down payment burdens and carrying costs through, for example, use of a second mortgage under which interest is deferred and accrued, or through interest subsidies that reduced the effective mortgage interest rates. Recapture provisions are anticipated as part of this proposed housing program.

DENSITY BONUS PROGRAM

State law mandates a density bonus of 20% and one other financially equivalent incentive for developers who reserve at least 20% of the units in their 5 or more unit developments at prices affordable to low income households. Culver City has implemented this mandate and density incentives have been used (along with other programs) for a total of 132 low/moderate units as follows:

- 100 units elderly housing development;
- 13 unit barrier-free housing development;
- 9 unit family rental unit development;
- 4 unit move-on and rehabilitation project;
- 4 unit substantial rehabilitation and re-occupancy;
- 2 rental units for up to moderate income tenants in a 9 unit development.

LANDLORD-TENANT MEDIATION BOARD

On September 22, 1980, the Culver City Council approved and adopted a resolution which created the Culver City Landlord-Tenant Mediation Board to offer voluntary mediation services to the tenant-landlord community. Those services were extended on May 20, 1987 by Chapter 32 of the Culver City Municipal Code to provide mandatory "good faith" mediation of rental disputes relating to rent increases in Culver City.

Mandatory mediation does not require an agreement be reached, only that the matter be discussed in good faith.

The objectives of the Board are:

1. To build and strengthen communications between tenants and landlords;
2. To reduce tensions in the rental housing market by providing a means for tenants and landlords to resolve disputes related to rent raises; and
3. To educate the rental community about tenant and landlord relationships and the rights and responsibilities of both tenants and landlords.

In addition to rent raise disputes, the City continues to receive and respond to many inquiries during the year from the public regarding rental rights and responsibilities. For inquiries not related to rent increases, callers are referred to the Westside Fair Housing Council, with whom the City has a contract for providing landlord-tenant education/information and checking relating to fair housing laws. This program responds to the needs of conserving the stock of affordable housing.

INTERNAL CONSISTENCY

Executive Order 12958, which requires that all records of the Federal Government be classified in accordance with the provisions of the Executive Order.

Classification of Records

1. All records of the Federal Government shall be classified in accordance with the provisions of the Executive Order.

2. Records shall be classified in accordance with the provisions of the Executive Order, and shall be declassified in accordance with the provisions of the Executive Order.

3. Records shall be classified in accordance with the provisions of the Executive Order, and shall be declassified in accordance with the provisions of the Executive Order.

It is the policy of the Federal Government that all records of the Federal Government shall be classified in accordance with the provisions of the Executive Order, and shall be declassified in accordance with the provisions of the Executive Order. Records shall be classified in accordance with the provisions of the Executive Order, and shall be declassified in accordance with the provisions of the Executive Order. Records shall be classified in accordance with the provisions of the Executive Order, and shall be declassified in accordance with the provisions of the Executive Order.

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GENERAL PLAN ELEMENTS

The Culver City General Plan contains 22 elements, as detailed below:

Elements which are *mandatory*:

- Circulation Element
- Conservation Element
- Housing Element
- Land Use Element
- Noise Element
- Open Space Element
- Public Safety Element

Elements which are *optional*:

- Recreation Element
- Scenic Highway Element
- Senior Living Element

INTERNAL CONSISTENCY PRINCIPLE

Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an official municipal and adequate general plan. The internal consistency requirement has two dimensions with respect to the structure and content of the general plan, which is explained in the following paragraphs.

Equal Status Among General Plan Elements

All elements of the general plan have equal legal status. For example, the Land Use and Open Space elements cannot contain different land use intensity standards. Because no element is legally subordinate to another, the general plan must resolve potential conflicts between or amongst the elements through clear, consistent policy.

VIII. INTERNAL CONSISTENCY

GENERAL PLAN ELEMENTS

The Culver City General Plan contains 10 elements, as identified below:

Elements which are mandatory:

- Circulation Element;
- Conservation Element;
- Housing Element;
- Land Use Element;
- Noise Element;
- Open Space Element;
- Public Safety Element.

Elements which are optional:

- Recreation Element;
- Scenic Highway Element;
- Seismic Safety Element.

INTERNAL CONSISTENCY DEFINED

Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. The internal consistency requirements has five dimensions with respect to the structure and content of the general plan, which is explained in the following paragraphs.

Equal Status Among General Plan Elements

All elements of the general plan have equal legal status. For example, the Land Use and Open Space elements cannot contain different land use intensity standards. Because no element is legally subordinate to another, the general plan must resolve potential conflicts between or amongst the elements through clear language and policy.

Consistency Among the Elements (Inter-Element Consistency)

All general plan elements, whether mandatory or optional, must be consistent with each other. Whenever a jurisdiction adopts a new element or amends part of a plan, it must change the rest of the plan to eliminate any inconsistencies that the new element or amendment creates. The jurisdiction should update the plan at the same time it adopts the new element or amendment, or immediately thereafter.

Consistency Within an Element (Intra-Element Consistency)

Each element's data, analyses, goals, policies, and implementation programs, must be consistent with and complement one another. Established goals, data, and analysis form the foundation for any ensuing policies. In turn, policies must form a logical basis for a general plan's implementation programs.

Area Plan Consistency

Internal consistency also means that all principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan. The general plan must contain a discussion of the role of area plans (if any) and their relationship to the general plan.

Text and Diagram Consistency

Internal consistency means that the general plan text and diagrams must be consistent with one another since both are integral parts of the plan.

ELEMENT CONSISTENCY

The following is a summary of the nine other elements of the General Plan, and of any special concerns pertaining to the Housing Element:

Circulation Element

The Circulation Element of the General Plan is the basic guide for planning additional and improved public vehicular accessways. The 1989 Housing Element does not include

recommendations which effect the goals, policies, objectives or standards of the Circulation Element.

Conservation Element

The Conservation Element identifies areas that should be conserved. It also identifies resources, such as air and water, that should have quality controls on their conservation. The Baldwin Hills area is identified as an important area to be conserved.

The 1989 Housing Element does not contain any recommendations that would impinge on the Conservation Element, including the conservation of the Baldwin Hills area.

Land Use Element

Adoption of the Housing Element did not cause a need to amend the Land Use Element. The updated Housing Element is consistent with the densities, residential designations and holding capacity as planned for in the Land Use Element.

Noise Element

The Noise Element deals with identification, measurement and control of community noise in Culver City. Major noise sources identified were roadways and railroads.

In largely undeveloped areas, identification of noise sensitive land uses, including residential, assists in the process of determining the location and intensity of land uses. Culver City is a nearly built-out community; consequently, noise impacts will be assessed in relation to infill development. The criteria of the Noise Element will be used in evaluating the appropriateness of future residential development proposals.

Open Space Element

The Open Space Element identifies existing and proposed public parks and private open space areas. The 1989 Housing Element, however, does not contain proposals that will cause a need to amend the Open Space Element.

Public Safety Element

This Element identifies and defines programs to protect the community from fire and geologic hazards. It also contains a list of policies with respect to public safety and provides a list of action items to implement identified policies. The 1989 Housing Element does not contain recommendations that effect the Public Safety Element.

Recreation Element

The Recreation Element, an optional element, provides an analysis of existing park facilities, identifies park deficiencies and contains an implementation plan. Implementation of the recommendations of this element will improve the quality of life in existing neighborhoods. However, the 1989 Housing Element does not affect the basic location and intensity of residential land uses and, therefore, does not alter the general pattern of park and recreation needs.

Scenic Highway

This element, an optional element, identifies roadways within the City of scenic value. The 1989 Housing Element does not include proposals or recommendations affecting this element of the General Plan.

Seismic Safety Element

The Seismic Safety Element presents an analysis of seismic and terrain parameters that relate to planning in Culver City. Guidelines were developed for a range of seismic considerations. The 1989 Housing Element does not generate a need to amend the Seismic Safety Element.

ATTACHMENTS

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ATTACHMENTS

Additional Low and Moderate income housing projects to be funded with General Agency Services Office resources.

A. Contribution to the Southside Housing Project, which is a project also funded with General Agency and Community Development Fund resources.

B. Funding of a new housing project, which is a project also funded with General Agency and Community Development Fund resources.

C. Agency funding to "improve" existing housing projects.

D. Funding of a new housing project.

This proposed program is also designed to provide a new housing project to the Southside Housing Project, which is a project also funded with General Agency and Community Development Fund resources.

Agency money could be used to provide a new housing project to the Southside Housing Project, which is a project also funded with General Agency and Community Development Fund resources.

ATTACHMENTS

ATTACHMENTS

TECHNICAL APPENDIX

Additional Low and Moderate Income Housing Programs to be Funded with Required Agency Set-Asides Effective December 1989.

- A. Contribution to the Neighborhood Preservation Program (NPP). This program is also funded with Federal Housing and Community Development Block Grant Funds.
- B. Funding/facilitation of New Construction activities. This is a more generic program which includes funding of a number of potential activities including site assembly, land write downs, installation of public improvements or otherwise embellishments.
- C. Agency Funding to "Supplement" Federally Funded "Section 8 Rental Assistance Payments Program" (up to 40 households).
- D. Implementation of a Mortgage Assistance Program

This proposed program, will offer assistance to first-time up to moderate income home buyers, most of them young, who have been identified by the National Housing Task force as the hardest hit by spiraling housing costs and declining availability of affordable rental property. This participation program would increase the opportunity for up to moderate income renter households to become owners of existing condominiums in the community.

Agency monies could be used to provide second mortgages with interest and/or principal forgiven or deferred; for interest write-downs or subsidies that would reduce the effective mortgage interest rate; and/or for down-payment assistance, in order to make the purchase affordable.

E. Formation of a Non-Profit Organization to Provide Culver City Housing Ownership Assistance to City Employees

It is recognized that many up to moderate income City employees cannot afford to live in Culver City and must commute - some long distances - from their homes outside the City to their jobs. Additionally, with area housing prices continuing to rise all area communities are experiencing difficulty attracting and retaining new employees where relocation would be necessary/desired.

In order to encourage and facilitate local residency it is proposed that a non-profit organization funded by the Agency be established, that, among other activities, would assist City employees in purchasing and/or rehabilitating homes within Culver City. The form of such assistance would be similar to the financial mechanisms offered in the NP Program and the proposed Mortgage Assistance Program, funding permitting this program could be theoretically expanded to provide assistance in the future for Culver City Unified School District employees.

F. Elderly Shared Housing Program

In this program, Agency monies will be used to provide referral and outreach services for a shared housing program as an alternative for up to moderate income elderly people living alone and trying to cope with high housing costs. This program could be complemented by minor or major rehabilitation of the shared residence with NP Program funding.

G. Mobile Home Park Grant / Loan Program

Agency monies are granted or loaned to assist in the purchase of an existing park for current residents as well as to provide grants or loans for rehabilitation of the mobile homes / trailers and site improvements.

H. New Affordable Housing Development

In order to provide affordable housing opportunities for up to moderate income households in new construction condominium or rental housing developments, it is proposed the Agency offer financial incentives to developers or multi-family zoned properties who agree to set-aside a small percentage of housing units developed for occupancy by this income category renter or purchaser. Such assistance would allow the developer to reduce the monthly rent or purchase price to an amount that is affordable to up to moderate income households. Such assistance could include low interest loans, deferred loans, or grants to to the developer.

WHEREAS, on July 28, August 9 and August 23, 1988, the Planning Commission conducted public hearings fully considering the draft elements, staff reports, and information and testimony presented; and

WHEREAS, at the conclusion of the August 23, 1988, public hearing and thorough discussion of the matter, the Planning Commission determined that Draft No. 2 dated August 23, 1988, including final editing by staff for any technical amendments necessary at the housing element should be approved and recommended to the City Council for approval and adoption as set forth hereinafter.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the foregoing resolutions, the following findings are hereby made:

- A. It is the policy of the Planning Commission to periodically initiate public hearings for the purpose of considering whether revisions to the General Plan are advisable based on dynamic community goals and needs.

PLANNING COMMISSION

RESOLUTION NO. 89-P037

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, -APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL AND ADOPTION THE 1989 HOUSING ELEMENT OF THE CULVER CITY GENERAL PLAN.

(General Plan Amendment, GPA No. 89-01)

WHEREAS, the Housing Element of the Culver City General Plan is required to be reviewed in conformance with requirements of the State of California Department of Housing and Community Development; and

WHEREAS, on July 26, August 9 and August 23, 1989, the Planning Commission conducted duly noticed public hearings fully considering the draft element, staff reports, environmental information and testimony presented; and

WHEREAS, at the conclusion of the August 23, 1989, public hearing and thorough discussion of the matter, the Planning Commission determined that Draft No. 2 (dated August 23, 1989, including final editing by staff for any technical, nonsubstantive changes necessary) of the Housing Element should be approved and recommended to the City Council for approval and adoption as set forth hereinbelow.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations, the following findings are hereby made:

- A. It is the continuing policy of the Planning Commission to periodically initiate public hearings for the purpose of considering whether revisions to the General Plan are advisable based on dynamic community goals and needs.

1 B. The currently adopted Housing Element of the Culver City
2 General Plan requires further updating and revision
involving, but not necessarily limited to, the following:

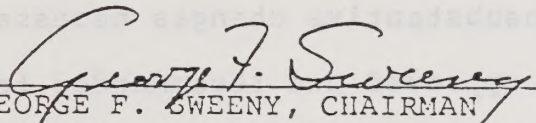
- 3 1. Update and review of the City's housing and population
4 statistics.
5 2. Analysis of special housing needs of persons and
families in need of emergency shelter - the homeless.
6 3. Development of a plan(s) to address Culver City's share
7 of the regional housing needs as identified by the
Southern California Association of Governments.

8 SECTION 2. Pursuant to the foregoing recitations and
9 findings, the Planning Commission of the City of Culver City,
10 California, hereby approves and recommends to the City Council
11 for approval:

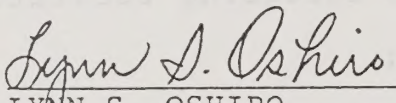
12 A. A Negative Declaration finding for General Plan Amendment,
13 GPA No. 89-01.

14 B. General Plan Amendment, GPA No. 89-01, as set forth in
15 Exhibit A attached hereto and thereby made a part hereof.

16 APPROVED and ADOPTED this 23th day of August, 1989.

17
18 
19 GEORGE F. SWEENEY, CHAIRMAN
20 PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

21 ATTEST:

22
23 
24 LYNN S. OSHIRO
Planning Secretary

25 (GPA No. 89-01)
26
27

CITY COUNCIL
RESOLUTION NO. 90-R127

1 A RESOLUTION OF THE CITY COUNCIL OF THE CULVER
2 CITY, CALIFORNIA, APPROVING AND ADOPTING THE
3 1989 HOUSING ELEMENT AS PART OF THE CITY'S
4 GENERAL PLAN.

5 WHEREAS, the Planning Division has submitted to the City
6 Council for its approval and adoption a proposed new Housing
7 Element, a copy of which is on file in the office of the City
8 Clerk and in the Planning Division of the Department of Community
9 Development, and is entitled, "1989 Housing Element of the
10 General Plan, City of Culver City November 12, 1990";

11 WHEREAS, public hearings have been duly held by the
12 Planning Commission and the City Council relating to the adoption
13 of a Negative Declaration and the 1989 Housing Element;

14 WHEREAS, the California Department of Housing and
15 Community Development has, by letter dated September 20, 1990,
16 indicated its opinion that the Housing Element would comply with
17 the housing element law (article 10.6 of the Government Code)
18 if certain revisions and changes were adopted, and revisions have
19 been made which correspond to the recommendations, upon the
20 advice of the City Attorney, to bring the Housing Element into
21 compliance; and

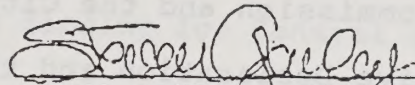
22 WHEREAS, in compliance with the California Environmental
23 Quality Act the City Council as lead agency adopted a Negative
24 Declaration on October 10, 1989 by Resolution 89-R119.

25 NOW, THEREFORE, the City Council of the City of Culver
26 City, DOES HEREBY RESOLVE as follows:
27
28

1 1. The 1989 Housing Element of the General Plan dated
2 November 12, 1990 is hereby adopted as the Housing Element of the
3 General Plan of the City of Culver City.

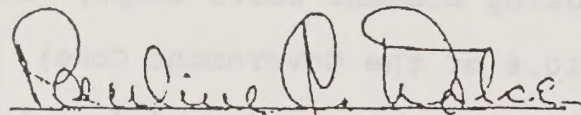
4 2. The Housing Element hereby adopted shall supersede
5 and replace the Housing Element which heretofore has been part of
6 the General Plan.

7 APPROVED and ADOPTED this 17th day of December
8 1990.

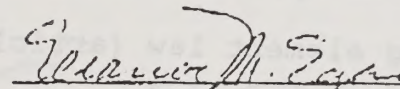
11 
12 STEVE GOURLEY, MAYOR
13 City of Culver City

14 ATTEST:

15 APPROVED AS TO FORM:

16 

17 PAULINE C. DOLCE,
18 City Clerk

19 

20 ELEANOR M. EGAN
21 City Attorney

22 RES/HOUSING/ELEMENT/EME
23
24
25
26
27
28

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 THIRD STREET, Room 430
P.O. BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 323-6625



RECEIVED
JUN 10 1991
CHIEF ADMINISTRATIVE OFFICE

June 6, 1991

Mr. Dale Jones
Chief Administrative Officer
City of Culver City
9770 Culver Blvd.
Culver City, CA 90230-0507

Dear Mr. Jones:

RE: Review of Culver City's Adopted Housing Element

Thank you for submitting Culver City's adopted housing element, received for our review on February 8, 1991. As you know, we are required to review adopted housing elements and report our findings to the locality (Government Code Section 65585(h)). Our review has been facilitated by telephone conversations with the City's consultant Ralph Castaneda and with Associate Planner Joseph Montoya, including one on June 4, 1991.

We are pleased to find that, in our opinion, the adopted element adequately addresses the concerns listed in our September 20, 1990 letter and now complies with state housing element law (Article 10.6 of the Government Code). The element now includes a program to inventory all parcels in the City to document the underutilized parcels that have the potential to recycle during the planning period.

Our compliance finding is based on the City's commitment to provide adequate sites to accommodate its share of the regional housing need for all income levels. In our opinion, the City should closely monitor the status of proposed assisted projects, the inventory of sites, and the update of the circulation and land-use elements to ensure that these programs can achieve Culver City's objective to provide sites to accommodate its share of the regional housing need. If, after the completion of the site inventory, the City determines there is insufficient capacity to accommodate the identified need, through recycling, Culver City should amend the element to provide alternative programs or sites. Actions to provide sites to accommodate all income levels could include upzoning or modification of development standards (height limits, setbacks and parking requirements for example) and programs to facilitate recycling to higher densities.

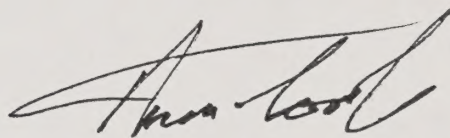
Mr. Dale Jones
Page 2

The City is to be commended for its program efforts to encourage the preservation of affordable housing through such programs as mobilehome park purchase assistance.

If you have any questions about our comments, or if we can be of assistance in any way, please contact William Andrews of our staff at (916) 323-7271.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to those persons and organizations listed below.

Sincerely,



Thomas B. Cook, Chief
Division of Housing Policy
Development

cc: Jody Hall-Esser, Community Development Director, Culver City
Jay B. Cunningham, City Planner, Culver City
Joseph Montoya, Associate Planner, Culver City
Ralph Castaneda, Castaneda and Associates
Carlyle W. Hall, Hall & Phillips Law Firm
Jonathan Lehrer-Graiwer, Attorney at Law
Western Center on Law & Poverty
Fair Housing Council of the San Fernando Valley
Mark Johnson, Legal Aid Foundation of Los Angeles
Ana Marie Whitaker, California State University Pomona
Dennis Rockway, Legal Aid Foundation of Long Beach
Joe Carreras, Southern California Association of Governments
Kathleen Mikkelsen, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Richard Lyon, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Christine D. Reed, Orange County Building Industry Association
Rob Wiener, California Coalition for Rural Housing

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